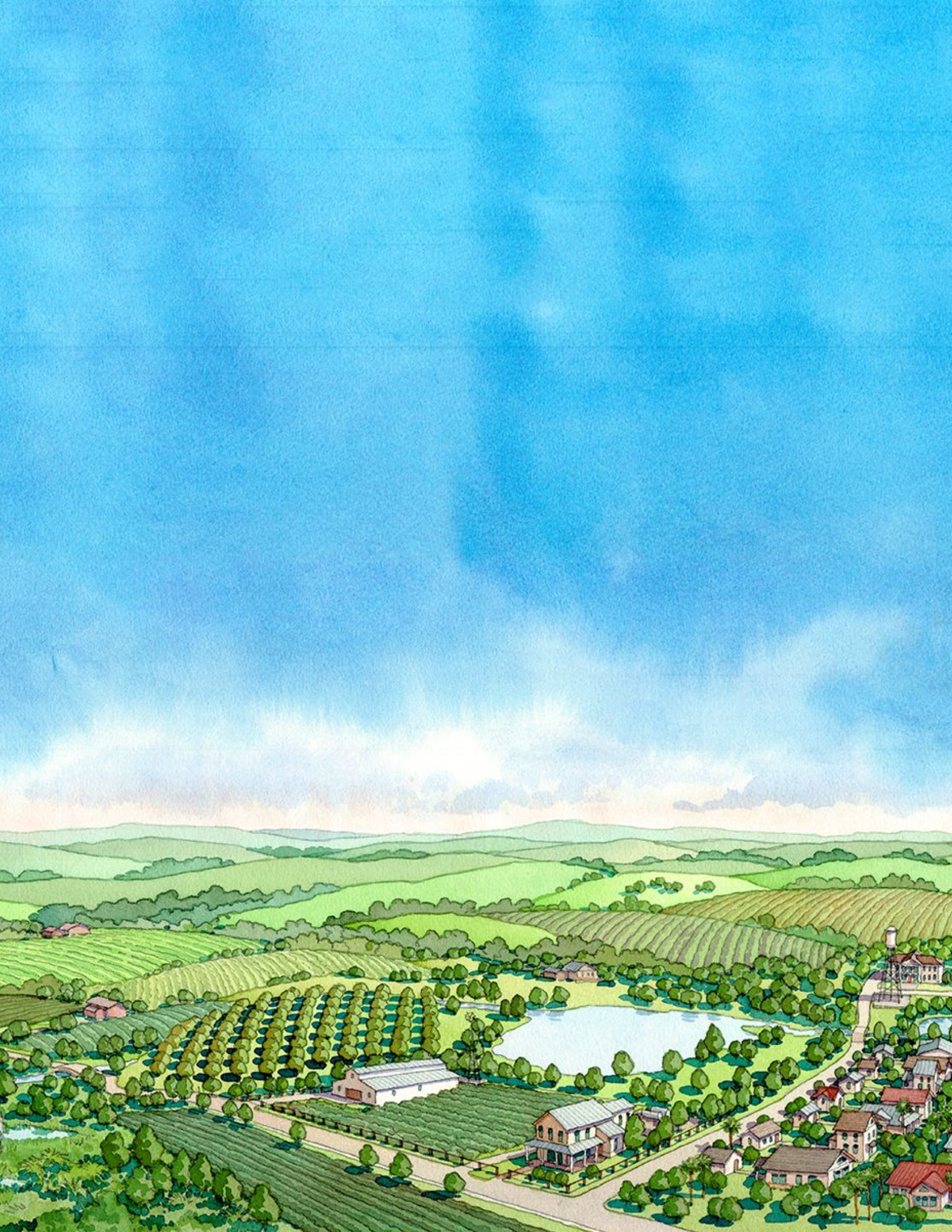




community development code

Ordinance 2020-30

Adopted October 5, 2020



Introduction

Transect-Based Planning

“A town is saved, not more by the righteous men in it than by the woods and swamps that surround it.” -- Henry David Thoreau

This code is a transect-based code. A transect of nature, first conceived by Alexander Von Humboldt at the close of the 18th century, is a geographical cross section of a region intended to reveal a sequence of environments. Originally, it was used to analyze natural ecologies, showing varying characteristics through different zones such as shores, wetlands, plains, and uplands. It helps study the many elements that contribute to habitats where certain plants and animals thrive in symbiotic relationship to the minerals and microclimate.

Human beings also thrive in different places. There are those who could never live in an urban center; there are those who would wither in a rural hamlet. Humans need a system that preserves and creates meaningful choices in their habitats. Near the close of the 20th century, New Urbanist designers recognized that sprawl was eradicating the pre-war American transect of the built environment. They began to analyze it and extract its genetic material for replication. In this way, they extended the natural transect to include the built environment, thus establishing the basis for transect-based codes.

The natural-to-urban Transect is divided into six Transect Zones for application on zoning maps. These six habitats vary by the level and intensity of their physical and social character, providing immersive contexts from rural to urban. SmartCode elements are coordinated by these T-zones at all scales of planning, from the region through the community scale down to the individual lot and building.

One of the principles of Transect-based planning is that certain forms and elements belong in certain environments. For example, an apartment building belongs in a more urban setting, a ranch house in a more rural setting. Some types of thoroughfares are urban in character, and some are rural. A deep suburban setback destroys the spatial enclosure of an urban street; it is out of context. These distinctions and rules don't limit choices; they expand them. This is the antidote for the one-size-fits-all development of today.

The Transect is evident in two ways. Zones and communities (1) exist as characteristic places on the Transect and (2) they evolve along the Transect over time. As places, the six Transect Zones display identifiable characteristics, based on normative American urban patterns. They also increase in complexity, density and intensity over a period of years, until a “climax condition” is reached. This is a growth process analogous to succession in natural environments.

The best urbanism requires the sequential influence of many participants. A code allows buildings to be designed and built by many hands over years, or even generations. The single designer or committee leads to a lack of robustness, similar to vulnerable monocultures in nature. A parametric and successional code like this code allows experience to feed back and become integrated -- the fourth dimension of time. Once adopted, it stays in place, allowing urbanism to evolve and mature without losing its necessary foundation of order.

It also ensures that Groveland will not have to scrutinize all proposed projects, because the intentions of the citizens will have already been determined in the process that leads to the code. The Groveland Community Development Code is a comprehensive framework for that process.

Natural Charm Along the Transect

On the next page is a summary table listing the various elements that make up natural charm within Groveland. These components come from observations and conversations with local residents along with best practices. This is not an exhaustive list, but it should demonstrate how Towns, Villages, and Hamlets relate to the transect at different scales. It should also help develop an understanding of how context determines what elements are packaged together to create amazing places people love.

This table is meant as demonstrative only. Please reference the code for all regulatory standards.

Natural Charm Along the Transect



	T1	T2	T3	T4	T5	T6
COMMUNITY						
Town				Edge	Center	Core
Village			Edge	Center	Core	
Hamlet		Edge	Center	Core		
HOUSING						
Farm House		✓				
Cottage and ADU			✓	✓		
Duplex - Fourplex			✓	✓		
Townhome				✓	✓	✓
Live/Work				✓	✓	✓
Garden Apartments				✓	✓	
Mid-rise Apartments						✓
OPEN SPACE						
Conservation	✓					
Agriculture		✓				
Greens/ Mid- Block Passages			✓	✓	✓	✓
Pocket Park			✓	✓	✓	✓
Squares and Plazas				✓	✓	✓
Greenway Trail	✓	✓	✓	✓	✓	✓
THOROUGHFARES						
Boulevard					✓	✓
Avenue/ Street			✓	✓	✓	✓
Road		✓	✓	✓	✓	✓
Alley/ Lane			✓	✓	✓	✓
LIGHT IMPRINT						
Clay/ Gravel Paving	✓	✓	✓		✓	✓
Brick Paving				✓	✓	✓
Natural Creek	✓	✓				
Bio-swale/ Rain Garden			✓	✓		
Curb and Gutter				✓	✓	✓
FLORIDA VERNACULAR						
Front Porch		✓	✓	✓		
Arcades, colonnades, stoops				✓	✓	✓
Florida Friendly Landscaping	✓	✓	✓	✓		
Dark Sky Lighting	✓	✓	✓	✓	✓	✓
AGRARIAN						
Forageable Wilderness	✓					
Farm		✓				
Yard Garden			✓			
Rooftop Garden				✓	✓	✓



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ARTICLE 1

Administrative

Article 1 Administrative

Section 1.1: General

A. Authority and Purpose

These land development regulations shall be known as the “Community Development Code” of the City of Groveland and are enacted pursuant to the requirements and authority of Article VIII, section 2(b) of the Florida Constitution, F.S. § 163.3202, the city Charter, effective 1987, and the general powers in F.S. ch. 166 (Municipal Home Rule Powers Act), including F.S. § 166.021.

It is the intent of this code to promote public health, safety, and general welfare of the community. It includes but is not limited to the specific **municipal** purposes below.

1. To achieve mixed use development that is appropriate in scale and intensity for each Community Type.
2. To establish a relationship between buildings, streets, and Open Spaces that is pedestrian and bicycle friendly.
3. To preserve and enhance the City’s natural charm while promoting innovative development that sustainably manages the environment, including stormwater runoff and mitigation of the urban heat island effect.
4. To ensure that a variety of housing types and sizes can be developed to meet the needs of the entire community.
5. To promote a variety of safe transportation options with context-based thoroughfare design.
6. To promote a public realm of high aesthetic value.

B. Applicability

1. The provisions of this Code shall apply to all development in the city, and no development shall be undertaken without prior authorization pursuant to these regulations.
2. **Development Permits and Development Orders.** The provisions of the Code and any amendments thereto shall not affect the validity of any lawfully issued and effective development permits and orders as defined in § 166.033(4), Florida Statute if:
 - a. The development activity has been authorized by a permit approved prior to the effective date of the Code or any amendment thereto; and
 - b. Work has commenced within 12 months of the authorized permit or order; and
 - c. The development activity continues without interruption (except because of war or natural disaster) until the development is complete. If the development permit expires, any further development on that site shall occur only in conformance with the requirements of the Code or amendment thereto.

3. **General Findings.** F.S. ch. 163, requires each Florida local government to enact a single land development regulations (LDRs) which implements and is consistent with the local Comprehensive Plan, and which contains all land development regulations for the city.
4. **General Public Need.** Controlling the location, design and construction of development within the city is necessary to maintain and improve the quality of life in the city as more fully described in the following sections of this Code.

C. Comprehensive Plan

1. The adoption of integrated land development regulations implements the following goals, policies and objectives of the Comprehensive Plan:
 - a. F.S. § 163.3194(1)(b) requires that all land development regulations be consistent with the Comprehensive Plan of the enacting local government. A land development regulation shall be consistent with the Comprehensive Plan if the land uses, densities or intensities, or other aspects of development permitted by such order or regulation are compatible with and further the objectives, policies, land uses and densities or intensities in the Comprehensive Plan and if it meets all other criteria enumerated by the local government.
 - b. The Code incorporates new authorizations, requirements and regulations to implement the objectives and policies of the Comprehensive Plan, and to ensure that all land development activities within the city are consistent with and further the objectives, policies, land uses, densities and intensities in the Comprehensive Plan.
2. Nothing in this Code shall be construed to authorize development that is inconsistent with the city Comprehensive Plan.
3. It is recognized, however, that situations may arise in the daily administration and enforcement of these regulations whereby strict interpretation and enforcement of the regulations may be contrary to the goals, objectives and policies of the Comprehensive Plan. Such situations may arise due to changes in land development priorities or economics, new issues which were not anticipated at the time of the adoption of these land development regulations (LDRs) or the inability to meet competing goals through a single action. In

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these situations, the goals and policies of the Comprehensive Plan shall take precedence, and the Land Development Regulations (LDRs) shall be interpreted and administered consistent with the overall goals, objectives and policies of the Comprehensive Plan as interpreted by the city council, until such time that these regulations and/or the Comprehensive Plan can be amended to resolve any conflict.

4. The city Comprehensive Plan, attached to Ordinance No. 92-02-01 as Exhibit A, as thereafter amended, is hereby adopted as the Comprehensive Plan of the city in accordance with F.S. ch. 163.
5. Neither this section nor the Comprehensive Plan shall be construed as temporarily or permanently taking property without due process of law. Neither this section nor the Comprehensive Plan shall be construed as affecting validly existing vested rights. Any person alleging the existence of vested rights must demonstrate to the city council's satisfaction the legal requisites of those vested rights. The council shall make the final determination as to the existence of the vested rights alleged. The mere existence of zoning contrary to the Comprehensive Plan shall not give rise to vested rights.
6. Upon determination by a court of competent jurisdiction that a portion of this Community Development Code or the Comprehensive Plan adopted hereby is void, unconstitutional or unenforceable, all remaining portions shall remain in full force and effect.

D. Maps by Reference

There is hereby adopted as part of the land development regulations the Future Land Use Map and Map Series of the adopted Comprehensive Plan of the City of Groveland and the Zoning Map of the City of Groveland for use in the consistent application of these land development regulations.

E. Interpretation

In the event that any question arises concerning the application of regulations, performance standards, definitions, development criteria or any other provision of this Code, the city manager or designee shall be responsible for interpretation and shall look to the city Comprehensive Plan for guidance.

F. Abrogation

The standards included in this subpart are not intended to repeal, abrogate or interfere with any existing easements, covenants or deed restrictions duly recorded in the public records of the city.

G. Approval Authority

1. The following land development plans shall require a recommendation from the planning and zoning board and action by the city council:
 - a. Annexation
 - b. Comprehensive Plan Amendments
 - c. Special Use Exception
 - d. Vacation of Public Right-of-Way (ROW)
 - e. Vacation of Plat
 - f. Variance
 - g. Zoning / Rezoning
 - h. Preliminary Plat
2. The following land development plans shall only require action by city manager or designee:
 - a. Construction Plans
 - b. Lot Splits
 - c. Lot Line Deviations
3. All other land development plans require action by the City Council.

H. Appeal

1. Action by staff may be appealed to the City Manager by filing, no later than five business days from the date of staff's written decision, a written notice of appeal with the City Clerk outlining the basis for the appeal. A copy of the notice of appeal shall also be simultaneously filed with the community development department. The City Manager will schedule a public meeting for City Manager action on the appeal.
2. Action by the City Manager may be appealed to the City Council by filing, no later than five business days from the date of the City Manager's written decision, a written notice of appeal with the City Clerk outlining the basis for the appeal. A copy of the notice of appeal shall also be simultaneously filed with the Community Development Department. The written notice of appeal will be placed on a future City Council agenda for Council action on the appeal.

Section 1.2: Public Notice

In addition to those requirements imposed by state law, public notice shall be provided as set forth on **Table A1**. Nothing herein shall require duplication where these requirements are identical to those imposed by state law.

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Table A1 Public Notice Requirements

APPLICATION TYPE	MAIL	NEWSPAPER	POST
PLANNING & ZONING BOARD (number of days notice required)			
Annexation	10	7	10
Zoning/Rezoning inclusive of PUD initiated other than by city	10	7	10
Large-scale Comprehensive Plan amendment excluding text amendments	10	7	N/A
Small-scale Comprehensive Plan amendment	10	7	10
Variance	10	7	10
Special Exception Use (application for approval or revocation of SEU)	10	7	10
Vacate Public Rights-of-Way	10	7	N/A
Vacate Plat	10	7	N/A
CITY COUNCIL (number of days notice required)			
Annexation	10	SN	10
Zoning/Rezoning inclusive of PUD initiated other than by city	10	SN	10
Large-scale Comprehensive Plan amendment excluding text amendments	10	SN	N/A
Small-scale Comprehensive Plan amendment	10	SN	10
Variance	10	*	10
Special Exception Use (application for approval or revocation of SEU)	10	*	10
Vacate Public Rights-of-Way	10	**	10
Vacate Plat	10	**	10
ADMINISTRATIVE (number of days notice required)			
Lot Split / Lot Line Deviation / Lot Combination			10

Key:

SN	Statutory Notice
*	10 days prior to adoption
**	14 days prior to 1st reading and 7 days prior to adoption

Section 1.2: Public Notice (continued)

A. Mailing Requirements

- Contents.** Unless otherwise required herein, mail notice of a public hearing of a type set forth in Table A1 shall contain the following information:
 - Title and substance of proposed ordinance, resolution or development order or application;
 - Time, date and location of the public hearing; including any instructions for attending or participating in a hearing conducted by video over the internet;
 - Location of the property affected by the application with reference to the nearest intersection of two or more streets;
 - Name, address and telephone number of the office where additional information can be obtained; and
 - Location and times where proposed ordinance, resolution, or development order application may be reviewed.
- All notices shall be provided by first-class mail. Mail notice shall be postmarked no later than the minimum number of calendar days as required in Table A1. Proof of mailing shall be retained by the city.
- Mail notice as required in Table A1 shall be provided to all property owners of record, excluding property owned by the applicant, within 500 feet of any boundary line of the property to which the ordinance, resolution or development order relates. If any boundary line of the property to which the ordinance, resolution or development order relates is within 500 feet of any portion of a subdivision which is governed by an active, Florida not-for-profit corporation homeowners association or condominium association, then mail notice shall also be provided to the homeowners association or condominium association.
- The list of property owners shall be derived from the most recent official tax roll of Lake County. The applicant shall provide an affidavit attesting to the completeness and accuracy of the property owner's list.
- The city shall prepare and mail all required notices, and provide an affidavit that notice was sent to all property owners included in the property owner's list.
- The applicant shall be responsible for all costs associated with mailing notices.

B. Posting Requirements

- The city shall provide the signs, subject to the criteria for size and contents established by the community development

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director. The signs shall comply with the city sign code, unless exempt therefrom.

2. The applicant shall install the signs in a workmanlike manner. All signs should be installed so as to withstand normal weather events.
3. The applicant shall post one sign per 500 feet of lineal right-of-way, with a minimum of one sign per frontage, except if a parcel has frontage along a right-of-way that exceeds 2,500 lineal feet. If the frontage along a right-of-way exceeds 2,500 lineal feet, the applicant shall post one sign for every 1,000 lineal feet of right-of-way, up to a maximum of seven signs; however, the signs shall be posted in a manner spanning across the entirety of the property's right-of-way frontage within ten feet of the right-of-way with the locations approved by the city.
4. The applicant shall provide, at least ten days prior to the public hearing, a photograph of the sign(s) and an affidavit attesting to the date of installation and the number of signs.

C. Newspaper Requirements

The applicant shall be responsible for all costs associated with newspaper advertisements.

Section 1.3: Variances

A. Filing Requirements

Anyone who is an owner of, or has any legal interest in property affected by the zoning code shall desire a variance, shall file an application at the office of the city clerk setting forth the following information:

1. The applicant's full name and mailing address;
2. The legal description of the property involved;
3. A plat plan (schematic drawing) of the property involved, showing the location, existing buildings or structures and the location of proposed buildings or structures;
4. A floor plan of any proposed extensions or additions;
5. The purpose for which the property will be used;
6. A concise statement as to why the present regulations create a hardship to the applicant.
7. How the applicant believes each of the standards in subsection C. below are met.

B. Process

1. When an application requesting a variance is filed with the city, along with a filing fee as established by resolution, the city shall cause the request to be evaluated based on the standards set forth in this Section and to determine whether the proposed variance is in compliance with the city's

Comprehensive Plan. City staff shall prepare and present at the public hearings a written report of its findings and any recommendations.

3. Public notice shall be provided as set forth in the Public Notice section. Only one public hearing before city council is required.
4. The planning and zoning board shall hold one public hearing and may recommend for or against the request, or recommend for with conditions, and shall make its recommendation in writing to the city council.
5. The council shall decide upon the request when the matter is taken up, or if the council is in need of more information, the council may so indicate and take the matter up again as specified by council. The city council shall adopt its findings by resolution.

C. Standards

The city council may authorize a variance from the terms of this Code as will not be contrary to the public interest where, owing to special conditions, a literal enforcement of the provisions of this Code will result in unnecessary and undue hardship. In authorizing a variance, the council shall find:

1. That special conditions and circumstances exist which are peculiar to the land, structure or building involved, and which are not applicable to other lands, structures or buildings in the same zoning district.
2. That the special conditions and circumstances do not result from the actions of the applicant.
3. That literal interpretation of the provisions of this Code would deprive the applicant of rights commonly enjoyed by other properties in the same zoning district under the terms of this Code and would work unnecessary and undue hardship on the applicant.
4. That the variance granted is the minimum variance that will make possible the reasonable use of the land, building or structure.
5. That the grant of the variance will be in harmony with the general intent and purpose of this Code, and that such variance will not be injurious to the area involved or otherwise detrimental to the public welfare.
6. In granting any variance, the city council may prescribe appropriate conditions and safeguards in conformity with this Code. Violation of such conditions and safeguards, when made a part of the terms under which the variance is granted, shall be deemed a violation of this Code.

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D. Commencement of Construction

When any variance is granted, construction of the structure must be initiated within 18 months from the date of grant or by such time as determined by council in the grant. It shall be the obligation of the owner to file written notice with the community development director that construction has commenced.

E. Transfer of Variance

A variance in the zoning regulations may be transferred along with the transfer of the property ownership, but only for the specific use and floor plan originally granted.

Section 1.4: Nonconforming Uses & Structures

A. Continuation

A use, building or structure lawfully in existence on the adoption date of this ordinance, that shall be made nonconforming on such date or made nonconforming by an amendment to this Code may be continued so long as it remains the same use and cannot be changed to another nonconforming use. There may be a change of tenant, ownership or management of a nonconforming use, provided there is no change in the nature or character of such nonconforming use.

B. Process

Existing buildings or premises devoted to a nonconforming use may continue as a nonconforming use subject to the following regulations:

1. **Expansion.** Any single-family nonconforming structure may be enlarged or expanded, including accessory structures, so long as the expansion is in compliance with the yard and building requirements within the zoning district where it is located.
2. **Restoration.** Any nonconforming structure which has less than 50 percent of its previous existing floor area made unsafe or unusable may be restored, reconstructed and used as before. All repairs shall be made within six months after damages occur or such use shall not be rebuilt except as a conforming use.
3. **Repairs.** Normal maintenance, repairs and incidental alterations of a structure containing a nonconforming use is permitted.

C. Termination

1. **Abandonment.** If a nonconforming use of structures and premises in combination is discontinued, vacant, abandoned or not used for a period of six consecutive months, it shall be

considered an abandonment thereof and shall not thereafter be used except in conformance with the regulations of the zoning district in which it is located.

1. **Partial Destruction.** When 50 percent or more of the existing floor area of a nonconforming structure is destroyed by fire or made unsafe or unusable by other casualty or act of nature, the use of such structure as a nonconforming use shall thereafter be terminated unless the repairs can be made or the reconstruction completed within six months after damages occur. The city council may permit the reestablishment of the nonconforming use where it is determined that the repairs and/or rebuilding of the structure will take longer to complete. If this be the case, the owner of the nonconforming use property should file an application in accordance with the Public Notice requirements to request a reasonable extension of time to complete the repairs or reconstruction.

D. Planned Unit Development (PUD) Expiration.

Actual construction must begin within a planned unit development within three years of construction plan approval. If actual construction has not begun, any vesting which may be claimed thereby shall be void. The applicant may request a 12-month extension prior to expiration. Construction plans must receive approval within three years of the effective date of the PUD zoning ordinance. If construction plans are not submitted or, if submitted, but do not receive approval within three years of the effective date of the PUD zoning ordinance, any vesting which may be claimed thereby shall be void. If actual construction begins within the time required, but terminates prior to final completion, any vesting which may be claimed thereby shall be void. Lapse of said site development or building permit shall constitute a termination of construction.

1. **Substantial Change.** Substantial changes to PUDs require City Council approval. The following requests shall be considered substantial changes: a change which would alter the land use type adjacent to a property boundary, increase the land use intensity and/or density, or require an amendment to the City Council's conditions of approval.
2. **Non-substantial Change** Non-substantial changes shall be reviewed by staff and approved by the City Manager or designee.

ARTICLE 2

Process



Article 2 Process

Section 2.1: Subdivision and Plats

A. Policy

It is hereby declared to be the policy of the city to consider the subdivision of land and the subsequent development of the subdivided plat as subject to the control of the city pursuant to the adopted Comprehensive Plan for the orderly, planned, efficient, and economical development of the municipality. Land shall not be subdivided until proper provision has been made for, but not limited to, paved streets, drainage, water, sewage, and capital improvements such as schools, parks, fire, police, administrative facilities and recreation facilities.

The existing and proposed public improvements shall conform to, and be properly related to the proposals showing in the Comprehensive Plan, official zoning map, and the capital budget of the city. It is intended that these regulations shall supplement and facilitate the enforcement of the provisions and standards contained in the building code, zoning ordinance, Comprehensive Plan, and capital improvements budget of the city.

B. Authority

1. The city council does hereby exercise the power to review, approve, and disapprove plats for subdivision of land within the corporate limits of the city.
2. The city council does hereby exercise the power and authority to approve or deny subdivisions of land already recorded in the office of the county clerk, if such plats are entirely or partially developed, except as such authority may have been delegated in Article 1, Section 1.1.G.
3. The plat shall be considered to be entirely or partially developed if:
 - a. Said plat has been recorded with the office of the county clerk, without prior approval by the city council; or
 - b. Said plat has been approved by the city council, yet the council finds that the public interest will be best served by vacating all or part of said plat pursuant to the authority of F.S. § 177.101, when the conditions set forth in the statute exist.

3. The provisions of this article shall be administered and enforced by the designated representative of the city. For purposes of administration of the provisions of this article, the director of the community development department, or designee, shall be the city's designated representative.

C. Innovative Design

1. The provisions of this article are not intended to prevent the use of alternate materials and methods of construction not specifically covered in these regulations, provided that the alternate has been approved by the city. The city must find that the alternate is at least equal to what is prescribed by this Code in terms of quality, strength, effectiveness, fire resistance, durability, and safety. The city may require sufficient evidence be submitted to substantiate any claim made regarding the alternate. If these criteria are not met, the city shall deny the request.
2. The provisions of this article are not intended to prevent the use of innovative designs not specifically covered in these regulations, provided that the design has been approved by the city. The city may approve any innovative design which is at least equal to what is prescribed by this subpart with regard to quality, efficiency, durability, and safety. The design shall also address wetlands, affordable housing, public improvements, and other applicable concerns of the city. The city may require sufficient evidence be submitted to substantiate any claim made regarding the alternate. If these criteria are not met, the city shall deny the request.

D. Minor Lot Splits

Minor lot splits, the division of a single, legally created lot of record into three separate lots, are permitted provided that the following conditions are met:

1. Only two new lots may be created from the original legally created lot of record. The original parcel shall be known as the parent parcel and those lots created out of it shall not be entitled to another minor lot split.
2. A minor lot split shall not be approved within a platted subdivision when it would change the character of the subdivision or increase the density beyond the general nature of the subdivision.
3. All other requirements of this Code and the Comprehensive Plan shall apply.
4. Flag lots are prohibited.
5. Lot splits require written notice for adjacent property owners.

E. Lot Line Deviations

Lot line deviations, the adjustment or reconfiguration of the boundary between abutting and legally created lots of record are

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permitted provided that the following conditions are met:

1. Both lots shall be legally created lots according to the city's land development regulations, and the existing access to each lot shall not be altered.
2. A lot line deviation shall not be approved within a platted subdivision when such lot line adjustment changes the character of the subdivision or where the lot line adjustment increases the density.
3. All other requirements of the land development regulations and the Comprehensive Plan shall apply.
4. Flag lots are prohibited.
5. Lot line deviations require written notice for adjacent property owners.

F. Vacation of Plats

An applicant may apply for the vacation of any plat or any part of any plat at any time before the sale of any lot therein, by a written application to the city, to which a copy of such plat shall be attached, requesting the same to be vacated.

G. Platting Required

1. No person shall sell or transfer any land subject to this article by reference to a plat before a final plat has been approved and recorded. Nothing herein shall be construed as affecting the validity of transfers of title to interests in lands, whether by private act or operation of law.
2. This article is not intended to abrogate any legally enforceable easement, covenant, or any other private agreement of restriction; provided that, where the provisions of this article are more restrictive and impose higher standards than the easement, covenant, or other private agreement or restriction, the requirements of this article shall govern.

H. Phased Developments

1. Any subdivision involving phasing or staged development shall be identified in written and graphic form in the application for preliminary plat review and shall designate, for information purposes only, all construction phases and the proposed development schedule. All construction phases in a development shall be constructed to be capable of operating independently or in conjunction with other constructed phases with respect to drainage, vehicular circulation, utilities, and other public improvements and services.
2. Modifications to approved phase boundaries may be administratively approved by the city following submission of a new written and graphic description of such modifications, provided that such phasing does not conflict with any previously approved construction drawings or with the requirements of this article.

I. Development Agreement

All owners and developers of subdivisions that include residential components shall execute a development agreement, if required by the city, that contains at a minimum the following provisions:

1. The development agreement shall be recorded in the public records of the county at the owner's or developer's expense. Any single-family residential usage of the property shall be limited to a density not to exceed the maximum density as outlined in the Comprehensive Plan and zoning standards.
2. In the event any portion of the development agreement is held to be invalid or unenforceable by a court of competent jurisdiction, to the extent it is possible to do so without destroying the overall intent and effectiveness of the agreement or impairing its benefit to the city and the public, the invalidated portion shall be severed therefrom and the remainder of this agreement shall continue to be binding on the parties.
3. Venue for any action or proceeding arising out of the development agreement, or any other aspect of the development or any permits or approvals issued or denied by the city for the development or the property, shall be in Lake County. The agreement shall be governed by the laws of the State of Florida, and jurisdiction shall be in state court. The agreement shall be construed broadly so as to effectuate its intent to benefit the city and the public, and to regulate the property and the development for the protection of the public safety, health, welfare and convenience, without regard to which party drafted or participated most actively in the drafting of the agreement. Any disputes or ambiguities shall be resolved so as to effectuate these purposes.
4. In any court action arising out of the development agreement, the prevailing party shall be entitled to recover its reasonable attorney's fees and court costs in addition to any other relief obtained from the nonprevailing party. This provision shall apply at trial, on appeal, in any administrative proceedings, or in any proceedings of bankruptcy or insolvency.
5. The city shall be the sole provider of the following utility services within the development: potable water, reuse water, wastewater, and solid waste collection. The developer shall, at its expense, install potable water, reuse water, sewer lines, during the construction of the development to serve each lot and tract within the development with reuse water for irrigation and/or other allowable purposes. The city will supply the reuse lines with potable water until reuse water is available to the development. In a form acceptable to the city, the developer shall provide the city with a utility easement, in a mutually acceptable location, for the construction of the main reuse water supply line to be constructed by the developer to city specifications at the developer's expense.

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J. Subdivision Plat Review Process

It shall be unlawful for any person to submit a plat for the subdivision of land located in the city to the county clerk or the clerk's representative for the purpose of recording such plat in the office of the clerk until said plat has been approved by the city council under the provisions of this article and signed by the city mayor. In the event an unapproved plat is recorded, it shall be deemed invalid and shall be stricken from the public records upon adoption of an appropriate resolution by the city council. No changes, erasures, modifications, or revisions shall be made to any plat after approval by the city council.

There are four stages of review for subdivision plat approval as follows:

1. Pre-application Meeting
2. Preliminary Plat "Community Plan" Review
3. Construction Plan Approval
4. Final Plat Approval

K. Pre-application Meeting

1. The pre-application meeting with the Community Development Department will give the applicant the opportunity to present the proposal before incurring the costs in time and expense associated with a formal application and will acquaint the applicant with subdivision procedures and requirements and any concerns of the city regarding the property in question.
2. All applicants for subdivision approval shall attend a pre-application meeting. The city will not accept an application for preliminary plat review until this requirement is met. The applicant may schedule a pre-application meeting by contacting the Community Development Department. A pre-application meeting will be scheduled within seven business days of the applicant's request. The meeting will include representatives from the following city departments: Community Development, Public Works, and Public Safety.

L. Preliminary Plat "Community Plan" Review

1. The preliminary plat review allows city staff to evaluate the impacts of the proposed subdivision on the site and on the surrounding area and to determine whether the proposed subdivision is in compliance with the city's Community Development Code and Comprehensive Plan. A preliminary plat shall not be submitted to the city until the applicant has had a pre-application meeting.
2. Preliminary plat approval means that the applicant may proceed to the construction plan review stage of the subdivision approval process. Construction or other work in or pertaining to the proposed subdivision shall not commence and lots shall not be sold.

3. The applicant shall be granted six months from the date of preliminary plat approval in which to submit construction plans for the construction plan review. After this time elapses, the preliminary plat approval will expire; the preliminary plat may be resubmitted but shall be subject to any changes in regulations. An extension of an additional six months in which to submit construction plans after the first term has elapsed may be granted at the discretion of the city.
4. Refer to Section 2.2 for the Preliminary Plat "Community Plan" submittal package requirements.
5. The Preliminary Plat "Community Plan" shall specify its Community Type (Town, Village, Hamlet, or Special District) and be designed in conformity with the design standards established in this Code.
6. Plans will not be distributed for city staff review until all items are submitted.
7. City staff will determine sufficiency of the preliminary plat application package within five business days of submittal. The development coordinator will email notice of any missing items within five business days. The application has 30 days to address the deficiencies by submitting the required additional information.
8. Once the preliminary plat application package is determined sufficient, the development coordinator will distribute the package to city staff within two business days.
9. City staff has ten business days to submit comments back to the development coordinator.
10. This process is repeated for subsequent submittals with the development coordinator having two business days to distribute and city staff having a maximum of ten business days to submit comments back to the development coordinator. Pursuant to §166.033(2), Florida Statutes, when an application for a development permit or development order is certified by a professional listed in s.403.0877, Florida Statutes, before a third request for additional information is issued the city will offer a meeting to attempt to resolve outstanding issues. The city will not request additional information from the applicant more than three times, unless the applicant waives this limitation in writing. If not waived, the city will proceed to process the application for approval or denial.
11. At each submittal, three paper copies (24 inches by 36 inches) and an electronic (.pdf) version are due.
12. The applicant will be notified when all city staff and outside agency comments have been sufficiently addressed. Preliminary plats must be approved by the city council. Once the plans are ready for the city council, the applicant will need to submit adequate paper copies for the council agenda packets.

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13. Once the applicant receives comments from the city and outside agencies on the plan sets, the developer has 90 days to submit a response. If the developer needs more time, the applicant should formally request an extension from the city. Failure of the applicant to respond in a timely fashion may result in the requirement to pay a new application fee.
14. The development coordinator will email comments to the applicant within two business days. (If all staff respond sooner, the email will be sent sooner.) Please note: Outside agencies (Lake County, FDOT, etc.) may not abide by the city's schedule. The city will make every reasonable effort to follow up with outside agencies for comments; however, those may be received and provided to the applicant at a later time.
15. The preliminary plat submitted to the city shall be drawn by a professional surveyor or engineer registered in the state. The preliminary plat shall be drawn at an appropriate and uniform scale not smaller than one inch equals 100 feet.
16. When the city is satisfied that the preliminary plat conforms to these regulations and the Comprehensive Plan, the preliminary plat will be scheduled on the agenda of the City Council. The City Council will vote to approve or disapprove the Preliminary Plat "Community Plan." If approved, the zoning districts detailed in the plat will be reflected on the city's official zoning map.
6. City staff has ten business days to submit comments back to the development coordinator.
7. The development coordinator will email comments to the Applicant within two business days. (If all staff respond sooner, the email will be sent sooner.) Please note: outside agencies (Lake County, FDOT, etc.) may not abide by the city's schedule. The city will make every reasonable effort to follow up with outside agencies for comments; however, those may be received and provided to the applicant at a later time.
8. At each submittal, paper copies (24 inches by 36 inches) and an electronic (.pdf) version are due.
9. Once the applicant receives comments from the city and outside agencies on the plan sets, the developer has 90 days to submit a response. If the developer needs more time, the applicant should formally request an extension from the city. Failure of the applicant to respond in a timely fashion may result in the requirement to pay a new application fee. Pursuant to §166.033(2), Florida Statutes, when an application for a development permit or development order is certified by a professional listed in s.403.0877, Florida Statutes, before a third request for additional information is issued the city will offer a meeting to attempt to resolve outstanding issues. The city will not request additional information from the applicant more than three times, unless the applicant waives this limitation in writing. If not waived, the city will proceed to process the application for approval or denial.
10. The applicant will be notified when all city staff and outside agency comments have been sufficiently addressed. Construction plans do not require city council approval. Once the plans are approved by staff, they will be stamped as approved for construction.
11. Construction may begin following the approval of the construction plans. No developer shall proceed with any construction in the proposed subdivision prior to obtaining construction plan approval.
12. Construction plans shall be designed in accordance with the requirements of these regulations for the construction of roads, sidewalks, bikeways, drainage and stormwater management facilities, utilities, lot filling, and other improvements as required by this article, including a master drainage map, a landscape plan, recreation facility details, and subsoil investigation report. The city shall review the construction plans for conformity with the preliminary plat and the requirements of these regulations and any other applicable policy, ordinance, law, or regulation.
13. All subdivisions within the city shall be required to connect to the city's municipal sanitary sewer and potable water systems. The city shall be listed as the provider of sanitary sewer, potable water, and, if applicable, reclaimed water on the construction plans.

M. Construction Plan Review

1. Following approval of the Preliminary Plat "Community Plan," the applicant shall submit construction plans to the **Community Development Department** for all proposed improvements in and adjoining the subdivision. Said construction plans shall be drawn, signed, and sealed by a professional engineer registered in the State of Florida. City staff will review the construction plans for compliance with all applicable construction and design standards and specifications and ensure that the construction plans conform to the approved preliminary plat.
2. Construction plans shall be submitted within six months of preliminary plat approval.
3. Refer to **Section 2.3** for the Construction Plan submittal package requirements.
4. City staff will determine the sufficiency of the construction plan application package within five business days of submittal. The development coordinator will **provide written** notice of any missing items within five business days. The applicant has 30 days to address the deficiencies by submitting the required additional information.
5. Once the construction plan application package is determined sufficient, the development coordinator will distribute the package to city staff within two business days.
10. The applicant will be notified when all city staff and outside agency comments have been sufficiently addressed. Construction plans do not require city council approval. Once the plans are approved by staff, they will be stamped as approved for construction.
11. Construction may begin following the approval of the construction plans. No developer shall proceed with any construction in the proposed subdivision prior to obtaining construction plan approval.
12. Construction plans shall be designed in accordance with the requirements of these regulations for the construction of roads, sidewalks, bikeways, drainage and stormwater management facilities, utilities, lot filling, and other improvements as required by this article, including a master drainage map, a landscape plan, recreation facility details, and subsoil investigation report. The city shall review the construction plans for conformity with the preliminary plat and the requirements of these regulations and any other applicable policy, ordinance, law, or regulation.
13. All subdivisions within the city shall be required to connect to the city's municipal sanitary sewer and potable water systems. The city shall be listed as the provider of sanitary sewer, potable water, and, if applicable, reclaimed water on the construction plans.

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O. Final Plat Review

Following construction plan approval, the developer may submit a final plat for approval when any one of the following conditions exist:

1. All public improvements have been installed and accepted by the city and (if applicable) all private improvements have been installed and approved by the city.
2. In the absence of the completion of all improvements referenced in this article, provision of security for such installation as required by this article has been made.
3. Applicants shall apply for the final plat review by furnishing the Community Development Department with the number of copies of the final plat as the city requires, the fee for final plat review as approved by the city, and other articles deemed necessary by the city. The final plat shall be designed to conform to the approved preliminary. Refer to Section 2.4 Final Plat Checklist for final plat submittal packages.
plat, the approved construction plans, and the design standards established in this Code and as required in F.S. ch. 177, as amended.
4. No amendments shall be made to the declaration of covenants, conditions and restrictions relating to: utility easements, stormwater management, the minimum percentage of annual assessments set aside for landscaping, or effective period of the Declaration or termination of the Declaration shall be made without prior approval of the City of Groveland.
5. City staff will determine sufficiency of the final plat application package within five business days of submittal.
6. Once the final plat application package is determined sufficient, the development coordinator will distribute the package to the city's consulting surveyor, city attorney, and city engineering firm for review.
7. The city's consulting surveyor, city attorney, and city engineering firm will have 14 business days to submit comments back to the development coordinator.
8. The development coordinator will email comments to the applicant within three business days of receipt from the surveyor, city attorney, and city engineer.
9. The process will be repeated for subsequent submittals until the city's consulting surveyor, city attorney, and city engineer's comments have all been satisfactorily addressed. The final plat will then be scheduled for the next city council meeting. Pursuant to §166.033(2), Florida Statutes, when an application for a development permit or development order is certified by a professional listed in s.403.0877, Florida Statutes, before a third request for additional information is issued the city will offer a meeting to attempt to resolve outstanding issues. The city will not request additional information from the applicant

more than three times, unless the applicant waives this limitation in writing. If not waived, the city will proceed to process the application for approval or denial.

10. Upon approval by the City Council, said final plat shall be signed by the Mayor of the city and entitled to be recorded by the clerk of county court under the applicable provisions of F.S. ch. 177. City Staff will schedule the final plat on the agenda of the City Council. The Council shall approve or disapprove said final plat based upon compliance with the certification and security requirements and with all other requirements and provisions of this article and other applicable policies, ordinances, laws, and regulations. Under no circumstances will the final plat be scheduled on a city council agenda unless all required documents have been received, including two Mylar copies signed by the owner. Once the final plat is approved by the City Council, the applicant will need to deliver to the Community Development Department two Mylar copies and the appropriate fee to cover the recording of all documents associated with the final plat. City staff will be responsible for taking the documents to be recorded.

P. Public Improvements

1. The installation of all improvements shall be subject at all times to inspection by the city. The developer shall employ an engineer registered in the State of Florida to observe the work during construction to ensure compliance with approved plans. Upon completion, the engineer of record shall certify that the improvements have been installed and completed in accordance with approved construction plans. The developer shall submit to the city all required test reports, the required number of copies of high-quality, reproducible as-built drawings, and digital as-built drawings in the format requested by the city prepared to the specifications of the city and certified by the engineer of record showing the actual installation of all improvements.
2. Upon satisfactory final inspection of any public improvements, such improvements may be approved by the city's Public Works Department. Approval of such improvements does not imply acceptance for maintenance by the city or any waivers of the city's sovereign immunity from liability.
3. Upon satisfactory final inspection of any public improvements, acceptance of as-built drawings and required test reports, the city shall accept responsibility for the maintenance of such improvements, provided that such improvements are on land which the city owns or for which it has accepted an offer of dedication or easements. Such acceptance shall be evidenced by a written or stamped acceptance of improvements executed by the Public Works Department. Unless and until the city acquires such interests, maintenance of such improvements shall remain the sole responsibility of the developer.

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Q. Assurance for Completion and Maintenance of Improvements

1. **Performance security.** In order to receive final plat approval before the installation of all improvements, the developer shall provide and maintain sufficient full performance security guaranteeing the installation and acceptance of all public on-site and off-site improvements, and the installation and approval of all private on-site or off-site improvements. Where security is required, the applicant shall deliver an estimate certified by a professional engineer for the complete construction of all improvements in compliance with the approved construction plans and specifications, design of the final plat and the requirements of these regulations.
2. In order to receive final plat approval after installation and approval of specific public or private improvements, but prior to installation and approvals of all public or private improvements, the developer shall provide sufficient partial performance security guaranteeing the installation of any remaining improvements not yet installed. Approval for posting a partial performance security must be given by the appropriate infrastructure department as it relates to the improvement. If all public improvements have been approved and accepted by the city, and private improvements have been approved and inspected by the city, the developer shall not be required to provide performance security upon final plat approval. The performance security shall be released by the city when all public improvements are installed, inspected and accepted, and when all private improvements are installed, inspected and approved pursuant to this article.
3. The applicant shall deliver performance security in the amount of 110 percent of the estimated construction costs of the improvements that such improvements will be built according to the final plat, and the requirements of these regulations. The applicant will file security in the amount of 20 percent paving and drainage, and 20 percent for all other improvements, of the engineer's estimated cost of the initial security for maintenance of the improvements upon completion.
4. Where approved performance security has been provided and the improvements have not been installed according to the approved construction drawings, this Code or the terms of the performance security instrument, the city may, upon ten days' written notice to the parties to the instrument, declare the performance security to be in default and exercise the city's rights thereunder. Upon default, no further permits or approval shall be granted for the project until adequate progress toward completion of the remaining improvements is shown as determined by the city.
5. The following terms and conditions shall apply to the different forms of security as indicated in this section:
 - a. **Performance bond.** The applicant shall deliver to the city a good and sufficient performance bond guaranteeing the construction of the subdivision improvements and that such improvements shall be free from defects in materials and workmanship. All bonds required by this section shall be issued from a company licensed as a surety in the state. In addition, the bond shall contain an agreement that the principal and surety therein agree to pay the city all court costs and reasonable attorney's fees incurred by the city if the city commences legal action to enforce the terms of the bond. The form of the bond submitted under this section shall be approved by the city and shall be filed with the community development director.
 - b. **Letter of credit.** The applicant shall deliver to the city a good and sufficient letter of credit issued by a banking institution located in the county that such improvements shall be free from defects in material and workmanship. A letter of credit shall be accepted as security where the total cost of the subdivision improvements does not exceed \$500,000.00. The developer shall execute a written agreement with the city authorizing the city to draw upon the letter of credit if the developer fails to fully and timely complete the performance, payment, or maintenance obligations undertaken by the developer. Only one letter of credit shall be accepted as security for a developer's construction obligation, or maintenance obligation, with respect to a subdivision or development, and multiple, combined, partial or successive letters of credit to secure the construction of a single subdivision, or the maintenance thereof, will not be accepted. Any letter of credit furnished the council shall contain an agreement that the surety or financial institution shall pay the council costs, including reasonable attorney's fees, if the council finds it necessary to commence legal action on the security. The form of the letter of credit submitted under this section shall be approved by the city and shall be filed with the community development director.
6. **Maintenance security.** Where a request is made for acceptance for maintenance by the city of public improvements, security for maintenance in the amount of 20 percent of the construction cost of paving and drainage, and 20 percent of the construction cost of all other public improvements, shall be posted with the city. The security shall be in the form provided for in this section and provide that the city shall be indemnified if the applicant does not replace of

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fully repair any public improvements in the subdivision which are defective in materials or workmanship, or which were not constructed in compliance with approved plans and specifications, the design of said final plat or the requirements of these regulations. The terms of the security shall provide that the security shall expire two years from the date the improvement was accepted for maintenance by the city, unless the city serves by mail to the applicant written notice that the improvements are defective in materials or workmanship or were not constructed in compliance with the approved plans and specifications, the design of said final plat, or the requirements of these regulations within the two years.

7. **Inspections.** As the improvements are being constructed within the subdivision, the city staff or consulting engineer or their representatives shall have the right and privilege to inspect and visit the tract for the purpose of ensuring that all improvements are being constructed in conformity with the provisions of these regulations and said approved construction plans and regulations. The city's public works director or his authorized representative shall be specifically notified of the commencement and completion of the following items of construction so that an immediate inspection can be performed to assure construction in conformity with said approved construction plans and specifications and the requirements of these regulations:
 - a. Drainage facilities, lift stations and sanitary sewer lines, and all other appurtenances, prior to backfilling.
 - b. Stabilized subgrade.
 - c. Curb, base, and concrete work.
 - d. Roadway base.
 - e. Surface course.
 - f. Permanent reference monuments and permanent control points.
8. The failure to notify the city's staff or their designated representatives of the commencement and completion of the construction of such items may be good cause for the city's staff to refuse to issue a certificate of completion.
9. **Issuance of certificate of completion.** Upon completion of construction of the improvements, the applicant or his authorized representative shall provide to the city's public works director the following items:
 - a. A letter stipulating that construction of the improvements has been completed and requesting final inspection and approval.
 - b. The testing reports and certificates of compliance from material suppliers.
 - c. Three sets of as-built construction plans and a digital copy in a format required by the city. The as-built set of plans must bear the official seal of a currently registered professional engineer licensed by the state.
 - d. If a municipality is accepting a public water system, there must be a document indicating municipal acceptance of the construction of the water system.
 - e. A document of certificate of completion (DEP form 17-1,205(81) or as amended) must be presented to the city upon completion and final acceptance of construction of a sewer collection system.
10. Upon receipt of the items listed in this section, the city's public works director or his authorized representative shall review said data and make a final inspection of the constructed improvements and shall notify the applicant of any items of noncompliance with said construction with the design contained in the final plat, the approved construction plans and specifications, and the provisions and requirements of these regulations. A certificate of completion shall be issued by the city when the construction of said improvements is completed in conformity with the design contained in the approved construction plans and specifications, and the provisions and requirements of these regulations.
11. **Time for construction of sidewalks.** No person shall occupy, inhabit, or dwell in any structure on any lot or parcel of land in a subdivision until after the developer of the subdivision, or the owner of such lot or parcel of land in a subdivision, shall have first constructed and installed in the right-of-way of any public street or streets abutting such lot or parcel of land, and on the side of such street or streets nearest such lot or parcel of land, a sidewalk extending the entire distance that such lot or parcel of land abuts the public street or streets. The sidewalk shall be constructed in accordance with specifications and requirements of the regulations applicable to the construction of sidewalks within subdivisions, and shall conform in all respects to the applicable portion of the plans and specifications for construction of public improvements in the subdivision submitted by the developer prior to approval of the plat by the city council. No certificate of occupancy shall be granted or issued for the occupancy of any structure on any lot, piece, or parcel of land in a subdivision until after the sidewalk required by this section has been installed as herein required and finally inspected and approved by the city's public works director.
12. **Extended time for construction of sidewalks.** The developer shall be responsible for constructing sidewalks and such sidewalks shall be installed prior to the final inspection of the subdivision improvements for the issuance of a certificate of completion; provided, however, that a developer desiring to

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defer construction of the sidewalks until dwellings have been constructed on the subdivision lots may extend the time for construction of the sidewalks for a period of time not to exceed two years from the date of recording of the subdivision plat.

R. Private Improvements

Upon satisfactory final inspection of any private improvements, receipt of as-built drawings and required test reports, the city shall approve all such improvements. Such approval shall be evidenced by a written or stamped approval of improvements executed by the Public Works Department. Maintenance of such private improvements remains the sole responsibility of the developer. Approval of such improvements does not imply acceptance for maintenance by the city or any waivers of the city's sovereign immunity from liability.

S. Sales Centers and Model Homes

1. Following construction plan approval, building permits for model homes and sales centers may be issued. All model homes and sales centers shall be constructed and located in such manner as to comply with all requirements of this subpart and all other applicable laws, including adequate sewer and water service.
2. All homes shall be provided with adequate access to an approved and constructed street by completion of their construction and so situated to minimize pedestrian or vehicular traffic through areas of ongoing construction activity. This shall occur prior to the issuance of a certificate of occupancy.
3. The number of model homes shall be limited to no more than ten percent of the total number of homes to be built in the subdivision.

T. Park Land or Fee In-Lieu of Park Land

The city may require park and recreation dedications or fees in lieu of dedications in order to accommodate the park, recreation, and Open Space needs of the city and neighborhood and to implement the policies of the city's Comprehensive Plan and parks and recreation master plan. These park and recreation dedications or fees in lieu of dedications will be required according to the following criteria:

1. Where land is specified in the Comprehensive Plan to be used for Open Space and recreation and such land is located in whole or in part in a subdivision, the city shall require the dedication or reservation of such area within the subdivision in those cases where the city determines such a requirement to be in the public interest.
2. The city has full discretion to accept or reject dedications of land.

3. All dedications of land, when approved by the City, shall be credited towards outstanding Parks and Recreation Impact fees on a dollar for dollar basis. Where land is dedicated, an appraisal of the lands value shall be used as the basis of the credit. Fees incurred for the appraisal shall be the responsibility of the developer and shall be credited towards the applicable impact fee.

U. Improvements

Each subdivision shall contain improvements designed and constructed according to the requirements and specifications of Article 3 Community Types, the [City Manual of Standards](#), and the applicable policies, regulations, and ordinances of the city and the laws of the state. The following services and facilities are required improvements within subdivisions:

1. Streets paved, designed, and constructed for public use according to the standards of this Code.
2. Sidewalks designed and constructed for public use according to the standards of this Code.
3. Drainage and water management facilities designed and constructed according to the standards and requirements of the Code. The term "drainage," where appropriate, shall include, but not be limited to, swales, ditches, storm sewers, seepage basins, culverts, side drains, retention or detention basins, crossdrains, and canals.
4. Wastewater and potable water services designed, and constructed for public use according to the standards of this Code.
5. A water system based upon the required standards of the Florida Department of Environmental Protection, the land development regulations and other applicable regulations.
6. Approved street signs, markers and traffic signals to control and circulate traffic within the subdivision's street network in accordance with the Florida Uniform Manual of Traffic Control Devices (MUTCD), published by the Florida Department of Transportation (FDOT), and the [City Manual of Standards](#).
7. Such other improvements as deemed necessary to comply with the requirements of the land development regulations and to protect public health, safety, and welfare because of topography or other problems of the tract.
8. Recreation facilities and public Open Space. Where a development proposes multiple phases of construction, recreational facilities and required Open Space improvements shall be complete as a proportionate share of the entire development. By way of example, but not limitation, if phase one develops 25% of the total proposed residential units or non-residential square footage, 25% of the total recreational facilities and required Open Space improvements shall be completed.

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Section 2.2: Preliminary Plat “Community Plan” Checklist

Applicants shall apply for the preliminary plat review by furnishing the city with the following documents and information:

Required Documents

- ☐ Completed preliminary plat application
- ☐ Copy of recorded deed
- ☐ Owner/agent affidavits (original signatures, all owners)
- ☐ Property record card
- ☐ Boundary survey
- ☐ Three 24-inch by 36-inch certified preliminary plats
- ☐ Three paper traffic studies and one electronic (.pdf) copy
- ☐ CD, flash drive or other storage device with preliminary plat in PDF format.
- ☐ Title Opinion of an attorney licensed in the State of Florida or a certification by an abstractor or a title company dated no earlier than 30 days prior to the submittal showing all persons or entities with an interest of record in the property, including but not limited to the record fee owners, easement holders, mortgage and lien holders, leasehold interest holders, judgment interest holders, and parties with any interest in the land by reason of probate or other legal proceedings. The report shall include the tax identification number for the property and copies of documents such as deed, easements, etc., referenced in the title opinion.
- ☐ Preliminary plat application fee

Required Information

- ☐ **Title block:** The title or name of the proposed subdivision and the name and address of the owner of the tract proposed for development and the name and address of the engineer and surveyor engaged to prepare and design the preliminary plat.
- ☐ **Legend:** Date, scale of plat, north arrow, current zoning, total number of lots, and minimum lot size.
- ☐ **Legal description:** A full and detailed legal description of the tract to be platted and its approximate acreage.
- ☐ **Vicinity map:** A vicinity map, at scale, showing the proposed development in relation to the abutting land uses and streets.
- ☐ **Thoroughfares:** The location, name, and right-of-way and pavement width, sidewalks, both on and immediately contiguous to the subdivision tract will be shown.
- ☐ **Proposed Zoning:** A colored map depicting the zoning proposed for each lot within the subdivision.
- ☐ **Public Open Space and easements:** Existing parklands, lakes, and waterways within the tract to be subdivided shall be shown on the plat. The purpose for such easements shall be indicated.
- ☐ **Parks and recreation dedication:** Land to be dedicated for parks and recreation shall be shown and its approximate acreage indicated.
- ☐ **Dedications and reservations:** All parcels of land proposed to be dedicated or reserved for public use, such as roads, easements, parks, sidewalks, bike or pedestrian trails, shall be indicated on the plat. Proposed rights-of-way and street names shall be indicated.
- ☐ **Lot lines and lot numbers:** The proposed lot lines with appropriate dimensions and lot numbers shall be shown. Lots shall be numbered in consecutive order.
- ☐ **Topography:** Contour intervals of one foot, except where determined to be unreasonable by the community development director.
- ☐ **Proposed building setback lines:** Proposed building setback lines shall be shown on the plat.
- ☐ **Finished floor elevations:** Finished floor elevations shall be shown on plans and follow uniform flow patterns with adjacent streets. Finished floor elevations shall be a minimum of 18 inches above the crown of the adjacent road or roads.
- ☐ **Benchmarks:** Plans shall show benchmarks used to determine construction elevations in subdivision. Plans shall include description and elevation of benchmarks or temporary benchmarks to be used on-site.
- ☐ **Stormwater layout:** The plat shall include the location of retention ponds and other stormwater facilities. Stormwater calculations are not required at this time; however, the applicant should show an arrow indicating the direction of flow of surface drainage.
- ☐ **Phase lines (boundaries):** The plat shall include the boundary lines of each phase of the proposed development.
- ☐ **Transportation analysis:** A traffic analysis shall be required pursuant to section 109-57.
- ☐ **Preliminary (non-binding) concurrency review application:** A non-binding concurrency review is performed at this stage of the development review process to determine whether there are any level-of-service issues.
- ☐ **Tree removal application and tree survey:** A tree removal application and tree survey consistent with section 117-49. This may also be submitted with the construction plans at the applicant's discretion. Please note: There is a separate application and fee for tree removal.
- ☐ **100-year flood elevation:** 100-year flood elevations shall be included.
- ☐ **Location of fire hydrants.**
- ☐ **Any other information reasonably required by the city.**

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Section 2.3: Construction Plan Checklist (1 of 2)

Applicants shall apply for the preliminary plat review by furnishing the city with the following documents and information:

Required Documents

- ☐ Completed application
- ☐ Concurrency application
- ☐ Copy of recorded deed
- ☐ Owner/agent affidavit (original signatures, all owners)
- ☐ Property record card
- ☐ Two sets of 24-inch by 36-inch certified construction plans
- ☐ Boundary and topographical survey
- ☐ Copy of architectural plans
- ☐ Two sets of landscaping and irrigation plans, 24 inches by 36 inches, by a landscape architect
- ☐ Two sets of stormwater management calculations
- ☐ Two sets of lift station calculations
- ☐ Copy of the completed St. Johns River Water Management District application for permit
- ☐ Two copies of the geotechnical report
- ☐ A CD , flash drive or other storage device of the construction plan, architectural plan, and landscaping and irrigation plan in PDF format
- ☐ Construction application review fee and concurrency application review fee

Required Information

Reference the following page for the required information.

Article 2 Process

Section 2.3: Construction Plan Checklist (2 of 2)

✓ Required Information

- ☐ All construction plans and support documents both on site and off site shall bear the date, seal and signature of the project engineer
- ☐ **Size.** The standard size sheet for construction plans submitted for review shall be 24 inches by 36 inches
- ☐ The construction plans shall be in conformance with the preliminary plat
- ☐ **Location.** The plans shall include a location map that shows the location of the project in the broad context of the city
- ☐ **Scale.** Construction plans shall be drawn to scale using such a scale that all required features are readily discernible. The permit-issuing authority shall make the final determination whether the plans are drawn to the appropriate scale
- ☐ Construction plans shall include the name of the applicant, name of the development, north arrow, and legend
- ☐ Legal description and acreage or square footage
- ☐ Date of plan
- ☐ Property boundaries
- ☐ Zoning of the property and surrounding properties
- ☐ Property lines with dimensions
- ☐ Street right-of-way lines
- ☐ Utility or other easement lines
- ☐ **Topographic information.** Existing contours at one-foot intervals based on field surveys or photogrammetric survey extending a minimum 100 feet beyond the tract boundary. The topographic survey shall be certified by a land surveyor, registered in the state
- ☐ **Soils information.** Identification of on-site soils shall be drawn on the face of the plan using the Soil Survey of Lake County Area, Florida. An applicant may challenge this determination by demonstrating (through the testing of a geotechnical engineer) that the identified soils are not classified correctly. If the above determination is concurred with by the city engineer, then these alternative soil determinations will be used in preparing the plans
- ☐ **Wetlands survey.** Stake and survey of environmentally sensitive areas shall be shown on the construction plans. An environmental impact assessment will be required for significant or ecologically fragile areas
- ☐ **100-year flood elevation information.** Where the 100-year flood elevation is shown on the county flood insurance rate (FIRM) maps, as amended, the applicant shall show the location of the 100-year flood elevation. Data shall be shown for all areas within the 100-year flood zone, as indicated on the FIRM maps. In the above circumstance, the developer will be responsible for the necessary drainage basin studies to

establish the 100-year flood elevation. This work will be prepared to the satisfaction of the city engineer. If the proposed development will create a change to the existing 100-year flood elevation, this change will be reflected in an amendment to the FIRM maps. The applicant shall submit a letter of map amendment to FEMA, and will need to provide evidence to the city that FEMA has agreed to the amendment prior to receiving construction plan approval

- ☐ **Tree survey.** The tree survey submitted at the preliminary plat shall be overlaid on the construction plans to show trees in relation to proposed improvements. All trees proposed for removal shall be indicated on the plan

Existing Improvements:

- ☐ Existing vehicle accommodation areas designating surface material and showing the layout of existing parking spaces and direction of travel lanes, aisles, or driveways
- ☐ Existing streets, private roads, sidewalks, and other walkways on the site and in the surrounding area
- ☐ Existing curbs and gutters, curb inlets and curb cuts, and drainage grates
- ☐ Existing other stormwater or drainage facilities, including manholes, pipes, and drainage ditches.
- ☐ Existing underground utility lines including water, sewer, electric power, telephone, gas, and cable television, indicating size where applicable
- ☐ Existing above-ground utility lines, streetlights and other facilities
- ☐ Existing fire hydrants
- ☐ Existing buildings, structures, and signs, with dimensions
- ☐ Existing exterior light fixture locations.
- ☐ Existing dumpster locations
- ☐ Existing land use of the property and surrounding area

Proposed Improvements:

- ☐ Existing land use of the property and surrounding area
- ☐ Size of every lot created
- ☐ Lot dimensions, including widths. Front, side and rear yards shall be designated
- ☐ Location and dimensions of all buildings and signs on the property, as well as the setbacks
- ☐ Principal building elevations showing building heights and proposed sign areas
- ☐ Location and dimensions of all recreational areas, with each area designated as to type of use (Detailed description of recreation facility may be required)

- ☐ Areas intended to remain as usable Open Space. The plans shall clearly indicate whether such Open Space areas are intended to be offered for dedication to public use or to remain privately owned
- ☐ Streets labeled by classification and street name, showing where curb and gutters are to be provided and indicating street paving widths.
- ☐ Curbs and gutters, curb inlets and curb cuts, and drainage grates
- ☐ Other stormwater or drainage facilities, including manholes, pipes, drainage, ditches, swales, retention ponds, etc.
- ☐ Drainage calculations
- ☐ Sidewalks and walkways, showing widths and surface material
- ☐ Bridges
- ☐ Water system; demand size, material, and location of mains, valves, and hydrants, with submittal of profile where required
- ☐ Sewer system; demand size, material, and location of lines, with submittal of profile where required
- ☐ Underground and above-ground utility lines, street lights and facilities
- ☐ Dumpsters
- ☐ New contour lines resulting from earth movement (shown as solid lines) with no larger than one-foot intervals, or detailed profiles and cross sections
- ☐ Location, dimensions, and materials of all signs, fences, etc.
- ☐ Vehicle accommodation areas (including parking areas, loading areas and circulation areas, all designated by surface material and showing dimensions and layout of proposed parking spaces and the dimensions and direction of travel lanes, aisles, and driveways. Also include total square feet of off-street parking area, parking landscape area requirement, the number of spaces, including required spaces for persons with disabilities, and calculations for determining parking demand
- ☐ Street signs, traffic signs and markings, e.g., stop signs, stop bars, speed limit signs, etc. (according to the city's Manual of Standards and the Florida Uniform Manual of Traffic Control Devices)
- ☐ Landscape and irrigation plan.
- ☐ Phasing plan. If the development is to be phased, the construction plans need to indicate phasing lines and provide documentation to ensure the first phase can stand on its own as well as subsequent phases and their reliance only on the proceeding phases
- ☐ The city's Manual of Standards sheets, as applicable



Article 2 Process

Section 2.4: Final Plat Checklist

The following documents are required for submittal of the final plat package for review:

✓ Required Documents

- ☐ Completed application.
- ☐ Owner/agent affidavit (original signatures, all owners).
- ☐ Property record card.
- ☐ Three paper copies of the final plat with joinder and consents. Three paper copies of as-builts (record drawings) prepared and certified by a professional land surveyor.
- ☐ Two Mylars of the final plat.
- ☐ Boundary survey (signed and sealed).
- ☐ Certificate of ownership.
- ☐ Engineer's letter of certification as to cost of entire construction of infrastructure.
- ☐ Performance bond or other approved surety if infrastructure improvements are not complete.
- ☐ Title opinion of an attorney licensed in the state or a certification by an abstractor or a title company dated no earlier than 30 days prior to the submittal showing all persons or entities with an interest of record in the property, including but not limited to the record fee owners, easement holders, mortgage and lien holders, leasehold interest holders, judgment interest holders, and parties with any interest in the land by reason of probate or other legal proceedings. The report shall include the tax identification number for the property and copies of documents such as deed, easements, etc., referenced in the title opinion.
- ☐ Certificate of completion (if infrastructure is completed prior to recording). The maintenance bond is required for a certificate of completion.
- ☐ Certification of the plat by a professional land surveyor.
- ☐ Certification of engineer that the plat agrees with the construction plans.
- ☐ Dedication of improvements to the city; bill of sale, warranty or special warranty deed.
- ☐ Dedication of maintenance responsibility to homeowners'/property owners' association.
- ☐ Proposed homeowners'/property owners' association documents.
- ☐ A CD , flash drive or other storage device of final version of PDF, DWG files (once approved by the city).
- ☐ A CD , flash drive or other storage device of approved as-builts prepared and certified by a professional land surveyor.
- ☐ Final platting and recording fees.

✓ Required Information

- ☐ The final plat shall be 24 inches by 36 inches in size and have an appropriate and uniform scale of not smaller than one inch to 100 feet. A three-quarter-inch margin shall be provided on all sides, except a two-inch margin shall be provided on the left side next to the binding. The sheet number and total sheet numbers shall be clearly indicated on each page. Each sheet shall contain a title block with the name of the site, written and graphic scale, north arrow and date.
- ☐ The plat should be tied into the state plane coordinate system.
- ☐ The cover sheet shall include a general vicinity map drawn to scale and including significant orientating features, a complete legal description including the section, township, and range, the name, address, and telephone number of the owner or the name and address of the president and secretary if the owner is a corporation, the area of the property in both square footage and acreage, a recent aerial photograph identifying the project area and having a scale no smaller than one inch to 400 feet.
- ☐ The final plat shall contain sufficient data to determine readily and locate accurately on the ground the location, bearing, and length of every right-of-way line, lot line, easement boundary line, and block line, including the radii, arcs, and central angles of all curves.
- ☐ Certificate of ownership.
- ☐ Certification of the plat by a professional land surveyor registered in the state.
- ☐ Each permanent reference monument (PRM) shall be shown on the plat by appropriate designation.
- ☐ All permanent control points (PCPs) shall be shown on the plat by an appropriate designation. It is the land surveyor's responsibility to furnish the clerk or recording officer of the county his certificate that the permanent control points have been set and the dates they were set, in accordance with a surveyor's certification form established by the county.

Additional Requirements:

- ☐ Every owner of a lot is covenanted to partake in the Educational Facility Benefit District (EFBD) to be established between the city and the Lake County School Board, and to promptly pay the annual assessment to be set by the EFBD.
- ☐ A minimum of five percent of **assessments** will be set aside to replace landscaping in the common areas. The commons areas are to include landscape buffer, street trees and parks/recreation areas.

ARTICLE 3

Community Types



Article 3 Community Types

Section 3.1: General Requirements

A. Introduction

Introduced within the city's Future Land Use Element, the purpose of Community Types is to regulate the design, subdivision, and rezoning of parcels designated within a specific Future Land Use Category. The Community Types defined in this document outline the basis for establishing or maintaining mixed use, walkable communities that support a diversity of residential and nonresidential uses, multiple modes of transportation, a variety of open spaces, and a wide range of housing choices.

B. Application

The Community Type requirements apply to subdivided and platted land within the City.

1. The community minimum size may consist of parcel(s) under ownership of one or multiple owners who may or may not be the applicant(s). The maximum gross density will be applied to the entire applicable Town, Village or Hamlet category which may include parcels with multiple owners, as long as those properties are contiguous and within the same Future Land Use category.
2. Parcel(s) that do not meet the minimum size requirement will be evaluated for annexation, future land use designation, and rezoning based upon the ability for the Community to expand to the minimum required size in the future, with contiguous parcels.
3. If a parcel is proposed as a new Community Type but does not meet the minimum acreage requirement, the following standards must be satisfied:
 - a. Thoroughfare, sidewalk, trail, and utility connections must be provided as stub outs to adjacent parcels.
 - b. Open Space requirements must be satisfied on-site of the property(ies) which are the subject of the application and cannot take into account open space on adjacent parcels.

C. Establishment of Community Types

The following Community Types are hereby created. Refer to the Community Type for specific descriptions and requirements.

1. Town
2. Village
3. Hamlet

D. Mapping

The Community Type(s) are utilized in the following formats.

1. **Future Land Use Map.** The Community Type is mapped on the City's Future Land Use Map. An applicant may apply for rezoning to its applicable Community Type.

1. **Zoning Map.** The Transect Zone or Zoning District is mapped on the City's Zoning Map. An applicant may apply for rezoning to its applicable Community Type.

A preliminary plat is required to specify allocation of correlated Transect Zones (Core, Center, Edge) along with Open Space tracts and rights-of-way.

E. Specific Community Type Requirements

All Community Type(s) shall meet the following requirements:

1. **New Community Plan Checklist.** All new community plans must complete a New Community Plan Checklist and include the materials required by the Checklist with their preliminary plat and rezoning applications.
2. **Pedestrian Shed.** Sometimes referred to as the walk shed, this radius measures the distance from the center of a Community Type where it is anticipated that residents will walk to meet some of their daily needs. This shed is used to determine the sufficiency of pedestrian infrastructure and connectivity within a Community Type.
3. **Blocks.** Maximum block perimeter is provided for each Community Type. Blocks are delineated by thoroughfares and block perimeter is measured at the edge of the right of way or at the sidewalk edge, whichever is lesser. Alleys do not delineate blocks. If existing blocks within the development application area are larger than those designated, and the a new subdivision is proposed, new thoroughfares meeting the block standards are required. Refer to Section 4.1 for further Block requirements and standards.
3. **Thoroughfares.** Within the Community Type a series of permitted Thoroughfares are designated. Refer to Section 4.4 for Thoroughfare Type Requirements.
4. **Open Space.** Minimum Open Space percentages are required for each Community Type. Within each Community Type, a series of permitted Open Space Types are listed. The Open Space Types shall be utilized to meet the Open Space requirement. Refer to Section 4.4 Open Space for further definition.
5. **Transect Zones.** Within each Community Type a series of permitted Transect Zones are listed (Core, Center, Edge).
 - a. Required amounts of, and specific locations for certain Transect Zones are designated within the Comprehensive Plan's Future Land Use Element. Each Pedestrian Shed within a Community shall have all transect zoning districts (Core, Center, Edge) included.
 - b. Refer to Article 5 for further definitions. Each of these Transect Zones include design standards and permitted uses.

Article 3 Community Types

Section 3.2: New Community Plan Checklist

This checklist enumerates the many qualities that distinguish Traditional Neighborhood Development (TND) from conventional suburban sprawl. While there may be exceptions, TNDs embody the majority of the principles that follow. All of these principles have a significant impact on the quality of a development. This list was compiled for the development of greenfield sites. The principles do not apply to infill and redevelopment projects and smaller developments not requiring a preliminary plat. Development must be consistent with those principles marked with an asterisk (*) as they are essential and non-negotiable.

✓ Regional Context

- ☐ Is the new community aligned with the Future Land Use Map?*
- ☐ Is the new community connected to adjacent developments and thoroughfares?
- ☐ Do highways approaching the new community either pass to its side, or take on low-speed geometries when passing through it?*

✓ Site Context

- ☐ Are all wetlands, lakes, streams, and other water amenities retained?*
- ☐ Are significant natural amenities mostly fronted by thoroughfares rather than hidden behind back yards?*
- ☐ Is the site developed in such a way as to preserve as many trees as possible, with emphasis on saving specimen trees?*
- ☐ Does the plan work with the topography to minimize the amount of grading necessary?*
- ☐ Does the plan develop civic spaces such as greens, squares, and parks, located at significant tree preservation areas and other natural amenities?*
- ☐ Are significant high points reserved for civic Open Spaces and/or civic buildings?

✓ Plan Structure

- ☐ Is the plan broken into neighborhoods?
- ☐ Is each neighborhood roughly a ten minute walk from edge to edge? (one half mile)*
- ☐ Is the greatest density of housing toward the Core?*
- ☐ Is the Core the location of retail space (a corner store is required) and, ideally, employment, located in mixed use buildings?* (Cores can be peripherally located in response to site conditions.)
- ☐ Is a civic space such as a square, plaza, or green at the Core of the neighborhood?*
- ☐ Is a dry, dignified place to wait for transit, including school buses, located at the Core?*
- ☐ Are buildings zoned, not by use, but by compatibility of building type?*
- ☐ Do zoning changes occur at mid-block rather than mid-street so that streets are coherent on both sides?

- ☐ Are small playgrounds distributed evenly through the neighborhood, roughly within one-eighth of a mile of every dwelling?*
- ☐ Is an elementary school located within two miles of the new community, sized accordingly and accessible via a neighborhood streets, bike paths and sidewalks?
- ☐ Does each neighborhood reserve at least one prominent site for a meeting space?
- ☐ Are large areas of Open Space between neighborhoods connected into continuous corridors that also serve as amenitized stormwater features?
- ☐ Are mailboxes clustered and in an Open Space?

✓ Thoroughfare Network

- ☐ Are cul-de-sacs avoided except where absolutely necessary due to natural conditions?*
- ☐ Are streets organized in a network, where the perimeter block size is appropriate to the Community Type?*
- ☐ Does the network vary in the character of the streetscape to support the urban-to-rural transect structure of the community?*
- ☐ Are most street vistas terminated either by a building carefully sited, or deflected by an angle in the street?

✓ Thoroughfares

- ☐ Do the thoroughfares conform to the Transect Zones?
- ☐ Does every street have a sidewalk on at least one side, 5 ft in width, and at least 10 ft wide on the main street?* (Roads do not need sidewalks.)
- ☐ Does every thoroughfare have a tree planter, 4 to 10 ft in width, of indigenous shade trees planted on average at approximately 40 ft on center?*
- ☐ Are curb radii at intersections a maximum of 15 ft, with a typical measurement of 10 ft at Main Streets?*
- ☐ Are buildings placed relatively close to the street, such that they are generally set back the equivalent of one-quarter the width of the lot?
- ☐ Do the building setbacks permit the encroachment of semi-public attachments, such as galleries, porches, bay windows, stoops, awnings, arcades, and balconies?

✓ Housing and Buildings

- ☐ Is there a wide range of housing types located within close proximity to one another?
- ☐ Are most lots smaller than 70 ft wide served by a rear alley to access garages?*
- ☐ Is there at least a minimum of 5% representation from at least five of the following categories:*

 - ☐ 1. live-work buildings
 - ☐ 2. multi-family buildings
 - ☐ 3. townhomes / bungalows (20 ft- 32 ft wide)
 - ☐ 4. sideyard houses
 - ☐ 5. cottages on small lots (30 ft- 40 ft wide)
 - ☐ 6. houses on standard lots (40 ft-70 ft wide)
 - ☐ 7. houses on large lots (70 ft and above)

- ☐ Are garages are either alley loaded or when front loaded located at the rear of the lot, behind the primary structure?*
- ☐ Are parking lots located behind street walls or buildings, such that only their access is visible from streets?*
- ☐ Do townhouses have privacy fences on shared side property lines?*
- ☐ Do all commercial buildings front directly on the sidewalk, with parking lots to the side or the rear?*
- ☐ Is each house permitted to have a small accessory dwelling unit in the rear?
- ☐ Do commercial buildings have a second story (or more) for other uses like office or residential?
- ☐ Is all subsidized housing:
 - ☐ 1. distributed in ratios of no more than one unit in five?
 - ☐ 2. similar in architecture to the other units?
- ☐ Do all buildings meet the height requirements?*

✓ Architecture

- ☐ Is a regional architecture provided as a source of ecological responsibility, such as Florida Vernacular?*
- ☐ Are all windows and other openings either square or vertically proportioned?
- ☐ Are pitches within a harmonious range for the principal roofs?
- ☐ Are colors and materials limited to a harmonious range?

Town

Article 3 Community Types

Section 3.3: Town

A. Description and Intent

The most dense community type, made up of several neighborhoods connected by a street grid proximate to regional thoroughfares.

Towns include three zoning districts: a (1) Town Core with retail, office, and attached housing, a (2) Town Center with smaller lot residential and smaller scale commercial, and (3) Town Edge with larger lot residential. Most homes are sited within a half mile from the Core. Public elementary, middle, and high schools are also permitted within the Town's Center and Edge zone.

B. Requirements

Refer to Table T1 for requirements for the Town Community Type. Refer to 3.1 General Requirements for further definition of these requirements.

Table T1 Town Requirements

Town Community Type	
Minimum Size	80 Acres
Pedestrian Shed	¼ Mile
Minimum Open Space	15%
Transportation Adjacency	2 Arterials, Limited Access Adjacency Preferred
Minimum Connectivity	1 External Connection Every ¼ Mile of Perimeter
Maximum Block Perimeter	1,800 LF
Minimum Community Perimeter Buffer	N/A

Figure T2 Town Community Type Inspiration

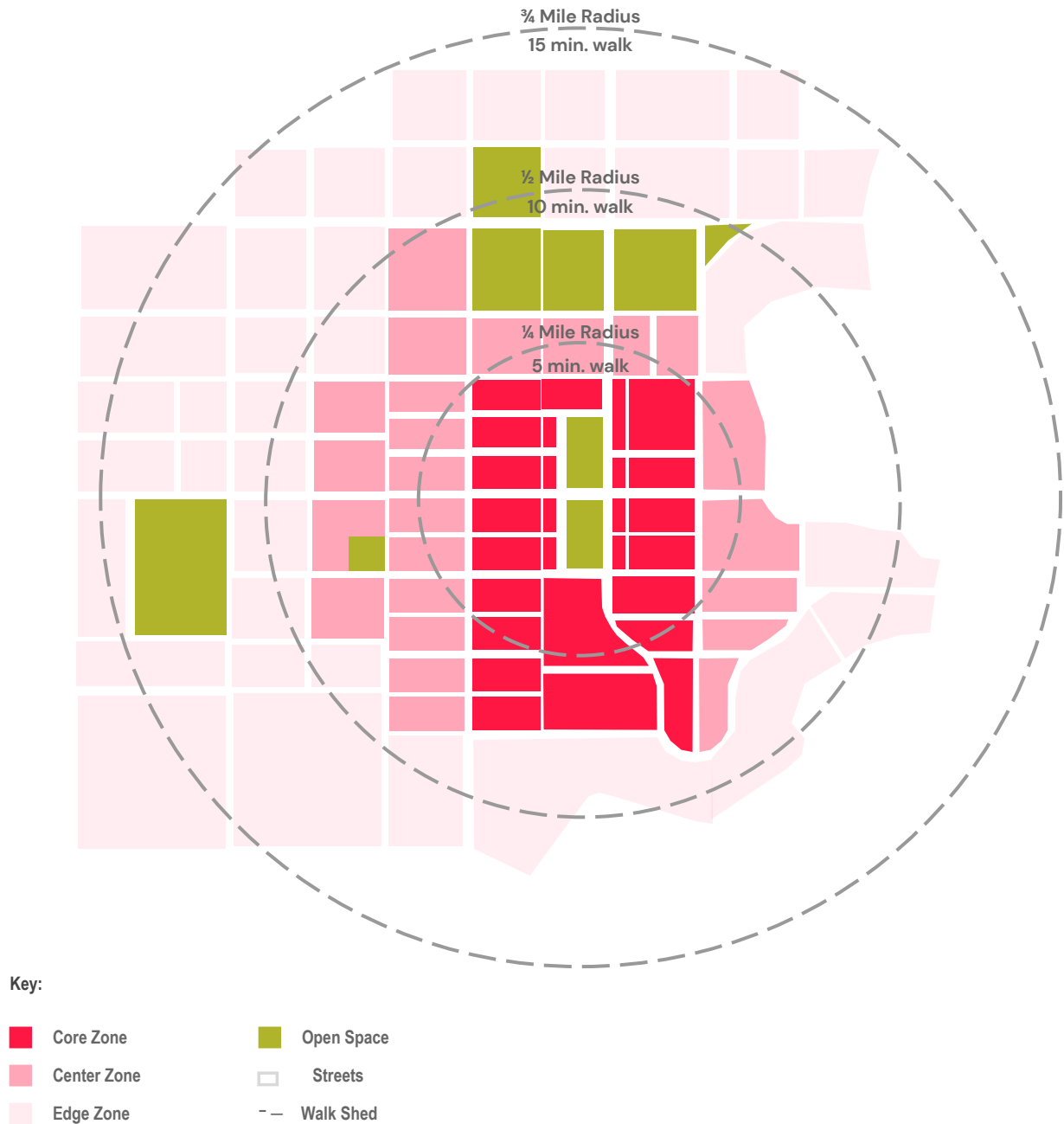


Article 3 Community Types

Section 3.3: Town

Figure T3. Sample Illustration of the Town Community Type

The following map illustrates the required blocks and streets, and the distribution of the zoning districts.



Green Swamp Town

Article 3 Community Types

Section 3.4: Green Swamp Town

A. Description and Intent

This is the most dense community type allowed within the Green Swamp, made up of several neighborhoods connected by a street grid proximate to regional thoroughfares.

Towns include three zoning districts: a Town Core with retail, office, and attached housing, Town Center with smaller lot housing, and Town Edge with larger lot housing. Most homes are sited within a half mile from the Core. Public elementary, middle, and high schools are also permitted within the Town's Center and Edge zone.

B. Requirements

Refer to Table T1 for requirements for the Town Community Type. Refer to 3.1 General Community Type Requirements for further definition of these requirements.

Table T1 Town Requirements

Town Community Type	
Minimum Size	80 Acres
Pedestrian Shed	¼ Mile
Minimum Open Space	15%
Transportation Adjacency	2 Arterials, Limited Access Adjacency Preferred
Minimum Connectivity	1 External Connection Every ¼ Mile of Perimeter
Maximum Block Perimeter	1,800 LF
Minimum Impervious Surface	30%
Minimum Community Perimeter Buffer	N/A
Prohibited Materials	Asphalt

Figure T2 Green Swamp Town Community Type Inspiration

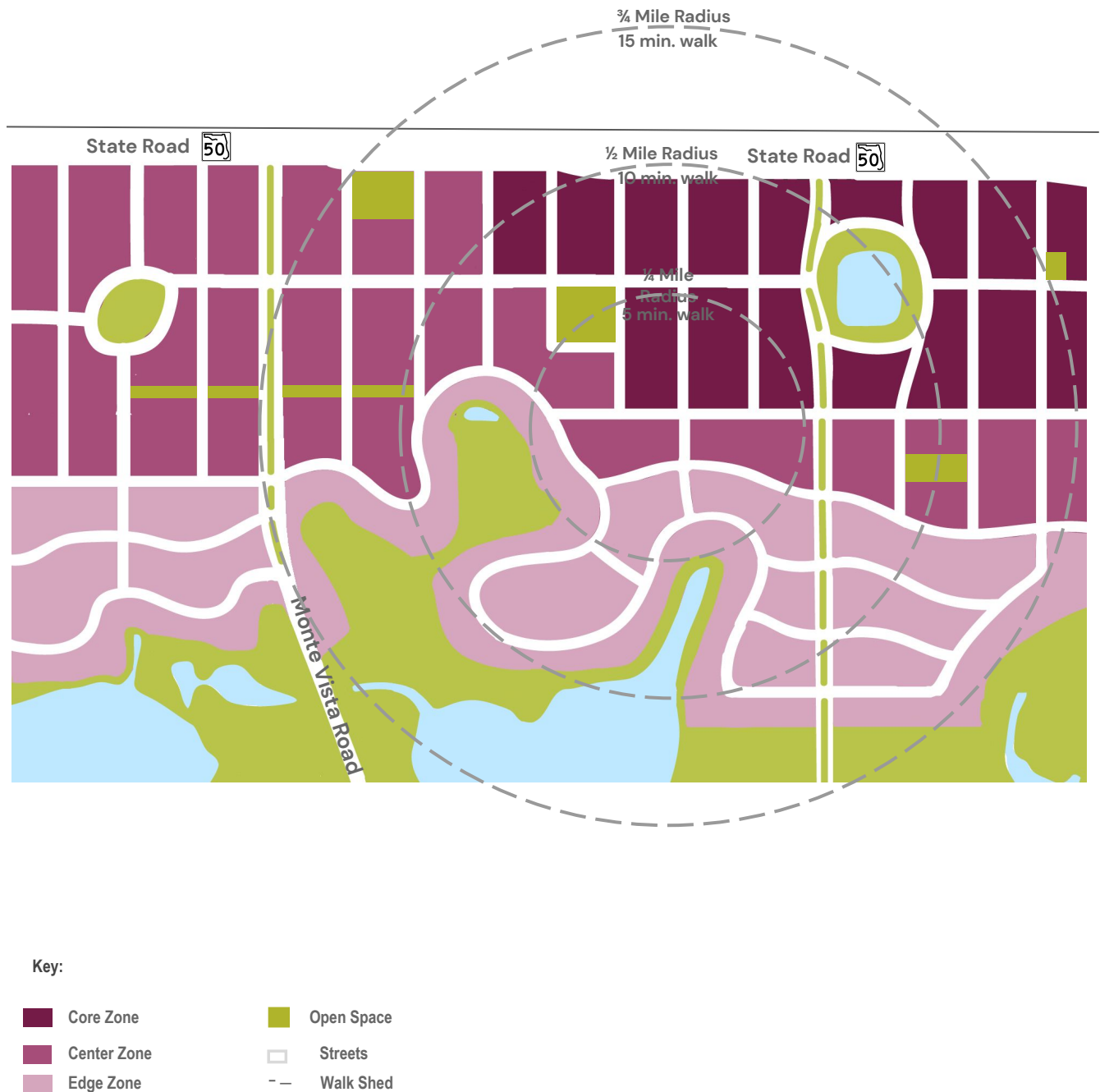


Article 3 Community Types

Section 3.4: Green Swamp Town

Figure T3. Sample Illustration of the Town Community Type

The following map illustrates the required blocks and streets, and the distribution of the zoning districts.



Article 3 Community Types

Section 3.5: Village

A. Description and Intent

A medium sized community made up of several neighborhoods connected by a street grid and surrounded by Conservation and/or Agriculture.

Villages include three zoning districts: a Village Core with retail, office, and attached housing, Village Center with smaller lot housing, and Village Edge with larger lot housing. Most homes are sited within a quarter mile from the Core. Public elementary, middle and high schools are permitted in all zoning districts in this future land use category. Due to the Village's lower intensity, a high schools may be too land intensive to be compatible within a Village.

B. Requirements

Refer to Table V1 for requirements for the Village Community Type. Refer to 3.1 General Requirements for further definition of these requirements.

Table V1 Village Requirements

Village Community Type	
Size (Min/Max)	60 / 500 Acres
Pedestrian Shed	¼ Mile
Minimum Open Space	30%
Transportation Adjacency	1 Arterial
Minimum Connectivity	1 External Connection Every ¼ Mile of Perimeter
Maximum Block Perimeter	2,000 LF
Minimum Community Perimeter Buffer	25' Ft.

Figure V2 Village Community Type Inspiration



Article 3 Community Types

Section 3.5: Village

Figure V3. Sample Illustration of the Village Community Type

The following map illustrates the required blocks and streets, and the distribution of the zoning districts.



Hamlet

Article 3 Community Types

Section 3.6: Hamlet

A. Description and Intent

The Hamlet Community Type is a defined settlement within an agricultural or natural setting featuring homes clustered along one or more curvilinear roads.

Hamlets include three zoning districts: a small Hamlet Core with retail, office, and attached housing, Hamlet Center with smaller lot housing, and Hamlet Edge with larger lot housing. Most homes are sited within an eighth mile from the Core. Public elementary schools are permitted in all zoning districts in this future land use category.

The Hamlet is intended for use in agricultural and/or natural settings featuring homes clustered along one or more curvilinear roads, a small mixed use core with neighborhood shops, townhomes, live/works, all surrounded by agricultural use, natural features, and/or Open Space.

B. Requirements

Refer to Table H1 for requirements for the Hamlet Community Type. Refer to 3.1 General Requirements for further definition of these requirements.

Table H1 Hamlet Requirements

Hamlet Community Type	
Size (Min/Max)	40 / 150 Acres
Pedestrian Shed	¼ Mile
Minimum Open Space	50%
Transportation Adjacency	Within 1 Mile of Arterial
Minimum Connectivity	2 External Connections per Perimeter
Maximum Block Perimeter	N/A
Minimum Community Perimeter Buffer	50' Ft.

Figure H2 Hamlet Community Type Inspiration



Article 3 Community Types

Section 3.6: Hamlet

Figure H3. Sample Illustration of the Hamlet Community Type

The following map illustrates the required blocks and streets, and the distribution of the zoning districts.



ARTICLE 4

Community Infrastructure



Article 4 Community Infrastructure

Section 4.1: Blocks

This section outlines the Block and Lot requirements for all developments within the City of Groveland. An interconnected network of street blocks disperses motorists and reduces congestion while creating a more welcoming environment for pedestrians.

A. Interconnected Street Pattern

The network of streets within the community shall form an interconnected pattern with multiple intersections and resulting block sizes as designated in the requirements for each Community Type.

1. The arrangement of streets shall provide for the continuation of existing streets from adjoining areas into new developments.
2. Dead end streets are prohibited. Cul-de-sacs with Pocket Parks are permitted in exceptional circumstances required by natural features.
3. Streets shall follow natural features rather than interrupting or dead-ending at the feature.
4. The arrangement of lots and blocks shall make the most advantageous use of topography and preserve mature trees and other natural features wherever possible.
5. Street intersections shall terminate at either an Open Space or a building facade.
6. Streets shall be designed as described in Table S.2 Thoroughfare Type Requirements.

B. Block Configuration

Refer to **Figure B1** for an illustration of Typical Block Elements.

1. The shape of a block shall be generally rectangular, but may vary due to natural features or site constraints.
2. Blocks shall typically be two lots deep with the exception of blocks containing Open Space. Blocks may also include an alley.
3. Blocks shall typically be fronted with lots on at least two faces, preferably on the longest street faces.

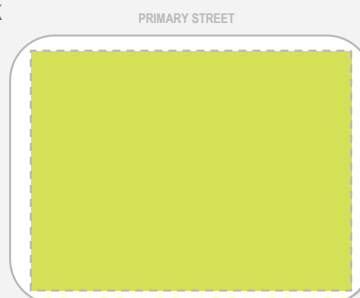
C. Maximum Block Size

Maximum block sizes shall meet the requirements for each Community Type. A network of streets, as described in Table S.2 Thoroughfare Type Requirements, are required to meet the maximum block size requirements. Administratively approved deviations may be permitted where connections cannot be made because of physical obstacles, such as wetlands and water bodies, railroad and existing limited access facilities, as defined by F.S. ch. 334.

Figure B1

[---] BLOCK PERIMETER (MAX. 1,800 LF)

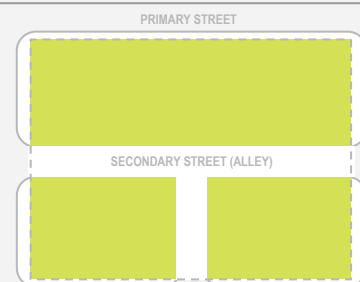
STANDARD BLOCK



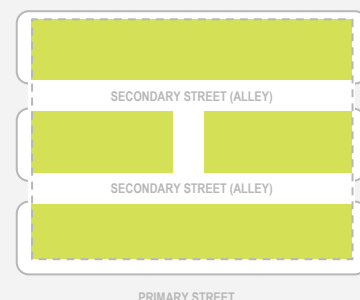
ALLEY BLOCK



"T" ALLEY BLOCK



"H" ALLEY BLOCK



Article 4 Community Infrastructure

D. Designate Primary Streets

The intent of the Primary Street designation is to develop and identify a network of streets with continuous building frontage and no or limited vehicular access into properties to reduce conflicts between pedestrians and motor vehicles. **See Figure B1.**

1. Primary Streets and Secondary Streets shall be designated along appropriate corridors and reviewed by the Community Development Department. Alleys shall not be designated Primary Streets.
2. All lots shall front on at least one Primary Street and that street frontage shall serve as the front of the lot, as referred to in the zoning standards.
3. For lots with two or more Primary Street frontages, all Primary Street frontages shall require primary facade treatment.

E. Block Access Configuration

1. Vehicular access shall not be located off a Primary Street, unless the parcel is fronted by two or more Primary Streets, in which case, the Community Development Director, or designee, shall determine which is the appropriate street for vehicular access. The determination shall consider locations of existing and proposed vehicular access points of other developments along the Primary Streets. New streets connecting to state roads require coordination with the FDOT.
2. Blocks may include, but are not limited to, Alleys or driveway entrances with the configurations shown in Figure B1.
3. The minimum spacing between Alley access and street intersections is 75 feet.
4. Mid-Block pedestrian pathway that dissect the block or a qualified Open Space Type, are required for blocks with a face 500 feet or longer.

F. Lot and Zone Configuration

1. **Typical Lot Dimensions.** All lots of record shall be developed to meet the requirements outlined in the zoning standards.
2. **Typical Lot Configuration.** All lots shall have frontage along a public street unless otherwise specified.
 - a. **Lot Shape.** To create regular, rectangular lots, side property lines shall be perpendicular to the vehicular right-of-way to the extent practical.
 - b. **Through-Lots.** Through lots have frontage on two parallel streets, excluding Alleys.
 - c. **Corner Lots.** Corner lots have frontage on two perpendicular and intersecting streets. Buildings shall occupy the corner, per zone requirements. Consistency with adjacent corner parcels is encouraged.

3. Similar intensities of uses should face each other across the street.
4. More intense uses that share blocks with less intense uses should be located on block ends.
5. Blocks may contain multiple zones; however, changes in Transect Zones should occur along an alley, the rear property line, or at a corner parcel. Both sides of a thoroughfare should be in the same Transect Zone for consistency of development.

Section 4.2: Thoroughfares

A. Intent

The standards outlined in this section are intended to:

1. Create complete streets for all users and address all modes of travel, including pedestrian traffic, bicycle traffic, transit modes, and motor vehicular traffic.
2. Address all features of the street right-of-way, including sidewalks, landscaped buffers, traffic lanes, bicycle lanes, and medians.
3. Continue a street pattern that results in a simple, consistent and understandable pattern of blocks and lots.
4. Provide adequate access to all lots for vehicles and pedestrians.
5. Create Thoroughfare Types that are appropriate for their contexts in residential, commercial, or mixed use areas and are designed to encourage travel at safe, appropriate volumes and speeds.
6. Encourage streets that respect natural features by following topography and drainage systems, rather than interrupting or dead-ending at the feature.
7. Create streets and public rights-of-way that reduce stormwater runoff and improve the quality of stormwater.

B. Applicability

The standards in this section apply to all vehicular facilities whether in rights-of-way, tracts, or easements within the City of Groveland. New thoroughfares shall meet the standards in this section.

C. General Requirements

All proposed thoroughfares, landscaping elements, and sidewalks shall be located in dedicated Rights-of-Way or as a tract of land or easement.

1. **Thoroughfare Assemblies.** All new vehicular facilities whether rights-of-way, tracts or easements shall match one of the thoroughfare assemblies, described in this section, whether publicly dedicated or privately held.

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2. **Public Use.** All block delineating streets shall be available for public use at all times. Gated thoroughfares or those posted as private do not count toward block configuration requirements.
3. **Network.** The network of thoroughfares shall form an interconnected pattern with multiple intersections.
4. **Existing Streets.** The arrangement of thoroughfares shall provide for the continuation of existing thoroughfares from adjoining areas into new developments.
5. **Maintenance.** Aside from state and City-owned roadway facilities, all thoroughfares shall be maintained by the property owner, POA, HOA or similar privately administered entity. The City reserves the right to require that streetscape elements required by this section be maintained by the property owner, POA, HOA or similar privately administered entity, on City-maintained facilities. This disclaimer shall be included on all development plans, subdivision plans, and plats submitted to the City for review.
6. **New Thoroughfares.** Each new thoroughfare shall be designed using the principles and characteristics defined by each Thoroughfare Type.
7. **Size.** The number and width of vehicular travel lanes are determined by the Thoroughfare Type.
8. **Speed.** Each Thoroughfare Type provides a posted/design speed or speed range. The Public Works Director, or designee, has discretion over speeds, but in general, streets should be posted at their designed speed.
9. **Secondary Streets.** In some cases, Thoroughfare Types may be designated as secondary at the Site Plan stage and reviewed by Community Development Department to determine the appropriateness of the designation. By way of example, but not limitation, some secondary streets will provide access for off-street parking, loading areas, solid waste collection, and other necessary functions, but would not meet the pedestrian-oriented intent for Primary Streets, and would more appropriately be designated as Secondary Streets.

D. Vehicular On-street Parking

On-street parking, as permitted on designated Thoroughfare Types, shall meet the following requirements.

1. **Vehicular Parking Space Dimensions.** The appropriate dimensions for on-street parking spaces shall be a minimum of 8' wide by 22' long. The width of a parking space shall be measured from centerline of stripe to the face of curb.
2. **Parking Travel Lanes.** The appropriate dimensions for travel lanes are outlined in Table (S2).

3. **On-street Parking Exclusions.** On street parking shall be limited to one side of the street for all existing and proposed thoroughfares with pavement widths of less than 36' as measured from face of curb to face of curb. On street parking is prohibited on streets with pavement 21' or less.
4. **Accessible Parking.** Accessible parking spaces, with corresponding aisles and required signage, shall be provided for all on-street parking, consistent with City standards and the Americans with Disabilities Act (ADA).

E. Bicycle Facilities

All required bicycle accommodations shall be provided as described below or in accordance with the standards of FDOT or the National Association of City Transportation Officials.

1. **Cycle Tracks.** A cycle track is a bicycle facility, physically separated from motor vehicular traffic by a landscape buffer, parking, or other barrier. This facility occurs on one side of the street as a two-way (bidirectional) facility or on both sides of the street as bidirectional pairs. Minimum width for a one-way cycle track is 7' with a 3' minimum buffer. Minimum width for a two-way cycle track is 10', with a 3' minimum buffer.
2. **Shared Lane.** A shared lane is a lane that is shared between motor vehicles and bicycles on roads posted 25 MPH or less, preferably with less than 3,000 ADT. It includes a thermoplastic bicycle marker combined with a double arrow (known as a "sharrow") immediately after an intersection and spaced at intervals not greater than 250 feet thereafter. Sharrow installation, location and design require Public Works Director, or designee, approval and must meet all requirements of the most current edition of the Florida Greenbook. This improvement occurs in both directions. In addition, Bicycles May Use Full Lane" signs (MUTCD R4-11) shall be posted at appropriate intervals.

F. Fire Access

Street configurations have been calculated to provided fire truck access. Where the total width of all travel lanes totaled is narrower than 20 feet, the following shall apply.

1. **Room to Pass.** At 120 foot increments, an opening in the on-street parking or a dedicated pull-off space at least 20 foot long must be provided to allow vehicles to pull over for a fire truck to pass. A driveway or an area for a fire hydrant may be utilized to fulfill the requirement if approved by the Fire Department.

G. Disconnected Streets

Disconnected streets may take the following form:

1. **Street Stubs.** Where adjoining areas are not subdivided, streets in new subdivisions shall be extended to the boundary line of the tract to make provision for the future connections.

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2. Where abutting property is not subdivided, street stubs shall be provided at intervals no greater than the maximum block length specified for the community type.
3. Existing street stubs adjacent to a approved development shall be connected to the new development.

H. Intersections

1. **Curb Radii.** The following curb radii shall be utilized unless otherwise authorized by the Public Works Director or designee.
 - a. Intersections should be designed for the actual turning radius of the typical design vehicle as opposed to the maximum design vehicle. Small curb radii at intersections shorten pedestrian crossing distances and reduce vehicle turning speeds, thereby balancing the ease of travel of the vehicles and pedestrians.
 - b. For curb radii, refer to Table S2.
2. **Crosswalks.** Crosswalks shall be required at all stop-controlled and signalized intersections with an ADT of 3,000 or greater. Any proposed crosswalks at uncontrolled locations require a study submitted to Public Works.
 - a. **Dimensions.** Crosswalks shall be a minimum 6 feet in width, measured from stripe to stripe.
 - b. **Markings.** Crosswalks shall be appropriately indicated on the finished street surface with thermoplastic markings, or textured/colored pavement such as brick.
 - c. **Crossing Distances.** To encourage pedestrian activity, typical crosswalks shall not extend over 38 feet without a landscape median and/or other pedestrian refuge island to mitigate the effects of vehicular traffic on crossing and to increase pedestrian safety and comfort. Bulb-outs may be used to reduce pedestrian crossing distances. Pedestrian pathways in a refuge islands shall be angled to face in the direction of oncoming vehicular traffic.
 - d. **Accessible ramps** and warning panels, in accordance with the Americans with Disabilities Act, are required where all sidewalks or shared use paths terminate at a crosswalk or curb.
 - e. **Ramp Orientation.** Ramps shall be oriented perpendicular to traffic, requiring two ramps per corner at intersecting streets.
3. **Bulb-outs.** To shorten pedestrian crossing distances, bulb-outs shall be utilized at intersections when on-street parking is provided and may include rain gardens.
 - a. The depth of the bulb-out shall match the utilized on-street parking, either the width of the parallel space or the depth of the diagonal space.
 - b. The radius of the bulb-out shall match the requirements for the intersection.

4. Roundabouts. A modern roundabout alternative shall be evaluated when (a) a new signalization is proposed; (b) major reconstruction of an existing signalized intersection is proposed; (c) a change in an unsignalized intersection is required; (d) an existing intersection experiences a high frequency of severe crashes; or (e) a road widening is proposed that could be avoided with one or more roundabouts.

5. Traffic Calming. Raised crosswalks, raised intersections and chicanes shall be incorporated to lower vehicle speed in appropriate locations as determined by the Public Works Director.

Figure S1 Thoroughfare Types Inspiration

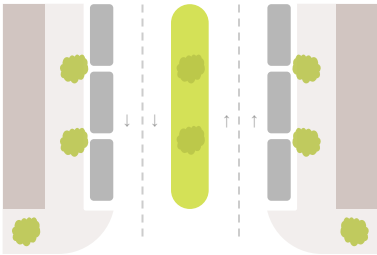
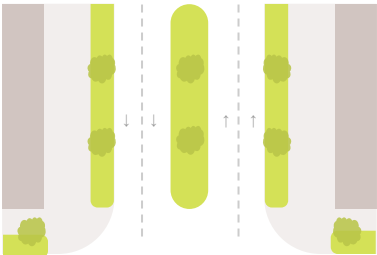
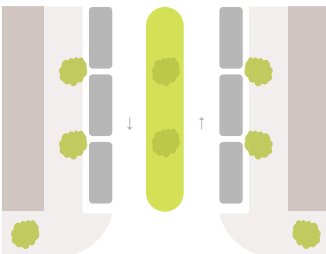
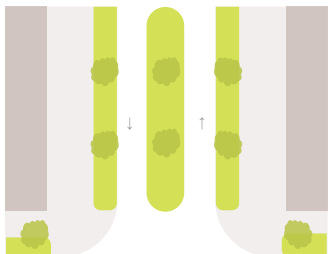
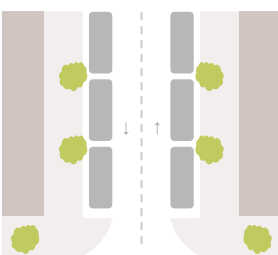
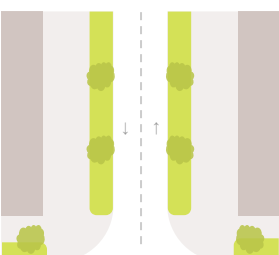


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Section 4.4: Thoroughfare Type Requirements (1 of 2)

Table S2 Thoroughfare Type Requirements

The following table illustrates the Thoroughfare Types and design requirements for all developments within the City of Groveland.

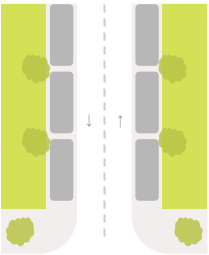
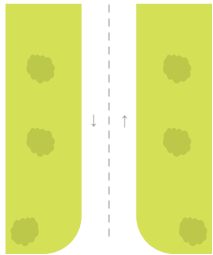
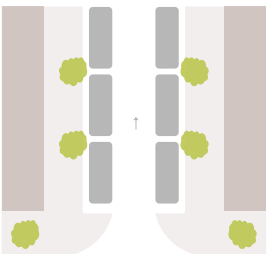
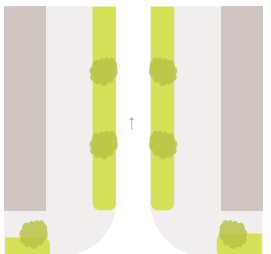
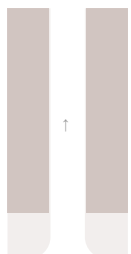
<p>BOULEVARD</p> <p>A long-distance, vehicular corridor that traverses an urbanized area. It is usually lined by parallel parking, wide sidewalks, and medians planted with trees. This can run parallel to two Lanes creating a multiway boulevard.</p> <p>ROW Width: 88'-104' Curb Radius: 10' - 20'</p> <p>Lanes: 4 (10'-12' wide) Median: Required (12')</p> <p>Lighting: required Bike Facilities: Cycle Track</p> <p>Sidewalk: Required, 10' wide. Both sides.</p> <p>Street Trees: Required every 40' with 6' planter.</p> <p>Pavement Types: Pavers, Asphalt</p> <p>Design Speed: 35 - 40 MPH</p>	<p>WITH PARKING</p> 	<p>WITHOUT PARKING</p> 
<p>AVENUE</p> <p>A short-distance connector that traverses an urban area. Unlike a boulevard, its axis is terminated by a civic building, greenspace or monument.</p> <p>ROW Width: 56'-72' Curb Radius: 10' - 20'</p> <p>Lanes: 2 (10'-12' wide) Median: Required (12')</p> <p>Sidewalk: Required, 5' wide. Both sides.</p> <p>Lighting: Required Bike Facilities: Cycle Track</p> <p>Street Trees: Required every 40' with 6' planter.</p> <p>Pavement Types: Pavers, Asphalt</p> <p>Design Speed: 25 -35 MPH</p>	<p>WITH PARKING</p> 	<p>WITHOUT PARKING</p> 
<p>STREET</p> <p>A small-scale connector. A street is urban in character, with raised curbs, closed drainage, wide sidewalks, parallel parking, trees in individual planting areas, and buildings aligned on short setbacks.</p> <p>ROW Width: 66'-82' Curb Radius: 5' - 15'</p> <p>Lanes: 2 (10'-12' wide) Median: Optional</p> <p>Sidewalk: Required, 10' wide. Both sides.</p> <p>Lighting: Required Bike Facilities: Shared Lane</p> <p>Street Trees: Required every 40' with 6' planter.</p> <p>Pavement Types: Pavers, Asphalt</p> <p>Design Speed: 15 -25 MPH</p>	<p>WITH PARKING</p> 	<p>WITHOUT PARKING</p> 

Article 4 Community Infrastructure

Section 4.4: Thoroughfare Type Requirements (2 of 2)

Table S2 Thoroughfare Type Requirements

Continued from previous page.

<p>ROAD</p> <p>Roads provide frontage for low-density buildings such as houses, with open curbs, optional parking, continuous planting, narrow sidewalks, and buildings well set back. A rural road has no curbs and is lined with pathways, irregular tree planting and uncoordinated building setbacks.</p> <p>ROW Width: 40'-60' Curb Radius: 5' - 15'</p> <p>Lanes: 2 (11'-12') Median: Optional</p> <p>Sidewalk: Required, 5' Lighting: Required</p> <p>Street Trees: Required every 40' with 6' planter.</p> <p>Pavement Types: Brick/Pavers, Gravel, Asphalt</p> <p>Design Speed: 15 -25 MPH</p>	<p>WITH PARKING</p> 	<p>WITHOUT PARKING</p> 
<p>LANE</p> <p>Lanes are a narrow one-way thoroughfare. While lanes may not be necessary with front loading garages, they are still useful for accommodating utility runs, enhancing the privacy of rear yards and serving as frontage roads along major corridors.</p> <p>ROW Width: 32'-50' Curb Radius: 5' - 15'</p> <p>Lanes: 1 (10'-15') Median: None</p> <p>Sidewalk: Required, 5', One Side.</p> <p>Design Speed: 15 -20 MPH Lighting: Required</p> <p>Street Trees: Required every 40' with 6' planter.</p> <p>Pavement Types: Pavers, Gravel, Asphalt</p>	<p>WITH PARKING</p> 	<p>WITHOUT PARKING</p> 
<p>ALLEY</p> <p>A narrow access route servicing the rear of buildings on a street. Alleys have no sidewalks, landscaping, or building setbacks. Alleys are used by garbage trucks and must accommodate dumpsters. Alleys are usually paved to their edges, with center drainage via an inverted crown.</p> <p>ROW Width: 20' Curb Radius: 5' - 15'</p> <p>Lanes: 1 (10'- 15') Median: None</p> <p>Sidewalk: Not required. Lighting: Required at intersections</p> <p>Street Trees: Not required.</p> <p>Pavement Types: Pavers, Gravel, Asphalt</p> <p>Design Speed: 10-15 MPH</p>	<p>WITHOUT PARKING</p> 	

Article 4 Community Infrastructure

Section 4.4: Open Space

A. General Requirements

All Open Space shall meet the following requirements.

1. A minimum Open Space percentage is required for each Community Type. Refer to the Community Type standards for percentages.
2. Required Open Spaces may be shared or located on any property. The cumulative total Open Space area is not reduced when shared between two or more property owners.
3. All Open Space provided shall generally conform with one of the Open Space Types detailed in Table 01. Alternative Open Space types, with public access and acceptable improvements, as described in section 4.B, may be presented to the Community Development Director for approval.
4. At least four different Open Space types shall be provided for each Community Type.
5. Open Space Types designated pursuant to this section shall be identified on Preliminary Subdivision Plans, Plats, Site Plans, and Construction Plans as tracts.
6. Pedestrian and bicycle access shall be provided to water bodies, such as lakes, ponds, creeks, and streams, within Open Space Types.
7. Open Space Types may either be publicly or privately owned.
8. Parking shall not be required for any Open Space Type. Adjacent on-street parking is encouraged.
9. Connections to existing or planned shared use paths, public trails, or other Open Space Types are encouraged when the Open Space abuts an existing or planned trail right-of-way or other Open Space Type.
4. **Maximum Area.** Where permitted, fully enclosed structures are limited to a maximum building coverage as a percentage of the Open Space area. Fully enclosed structures exceeding 5% of the total area of an Open Space require approval from the Community Development Director.
5. **Semi-Enclosed Structures.** Open-air structures, such as gazebos, are permitted in all Open Space Types.
6. **Landscaping.** In addition to turfed surfaces, Open Spaces shall also incorporate areas of groundcover, shrubs, understory trees, and canopy trees.
7. **Fixtures.** Fixtures including, but not limited to, decorative lighting, benches, and walking paths may be required for some Open Space Types.
8. **Stormwater.** Stormwater management practices, such as storage and retention facilities and low impact development practices, may be integrated into Open Space Types and utilized to meet stormwater requirements for surrounding parcels. Stormwater features in Open Space may be designed as formal or natural amenities with additional uses other than stormwater management, such as an amphitheater, sports field, or a pond or pool as part of the landscape design. Stormwater features shall not be fenced and shall not impede public use of the land they occupy. Wet and dry retention areas shall be limited to 30% of cumulative Open Space within a community.
9. **Agriculture.** Land allocated to agricultural space types, including forests, tractor farms, hand tendered farms, community and allotment gardens, and roof gardens shall receive credit toward the required Open Space percentage.
10. **Upland Conservation.** Areas not delineated as wetlands or waterbodies, as dictated by the Water Management District, may count towards the Open Space requirement, provided they are undisturbed. Hand removal of invasive species is permitted. Use of chemicals or machine grading is prohibited. Boardwalks and pavilions may be permitted by the Community Development Director and, where applicable, the water management district and Florida Department of Environmental Protection.

B. Improvements

The following types of improvements may be permitted on an Open Space Type.

1. **A Designated Sports Fields.** Sports fields, ball courts, or structures designated for one or more particular sports including, but not limited to, baseball fields, softball fields, soccer fields, basketball courts, football fields, tennis courts, climbing walls, and skate parks.
2. **Playgrounds.** Playgrounds include a defined area with play structures and equipment such as slides, swings, and climbing structures.
3. **Fully Enclosed Structures.** Fully enclosed structures are permitted in Open Space types and may include such uses as park offices, maintenance sheds, restrooms, neighborhood retail and civic uses defined in section 5.3 Uses.
11. **Solar Farms.** Solar farms that produce energy for the community shall be limited to 30% of cumulative Open Space within a community.
12. **Utility Easements.** Utility easements will not count toward the Open Space requirement.

Article 4 Community Infrastructure

Section 4.5: Open Space Type Requirements

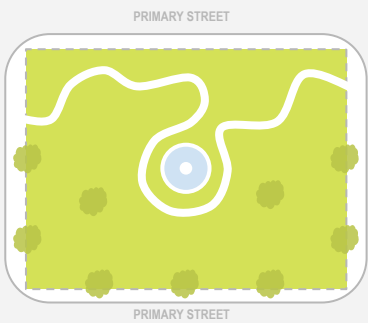
Table O1 Open Space Type Requirements

The following graphics illustrate the Open Space types and design requirements for all development within Community Types within the City of Groveland.

OPEN SPACE PERIMETER

GREEN

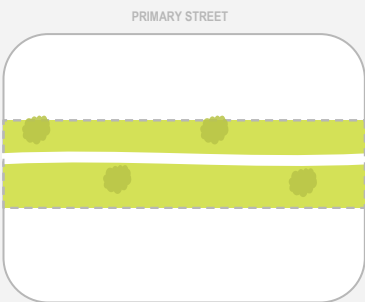
- Width:** 200' min.
Coverage: 35% max.
Size: 1-10 Acres
Street Frontage: 50% min.
Open Water: 50% max.
Fixtures:
- 1 canopy tree per 1500 sf
 - 1 bench per 2,500 sf
 - Decorative Lighting
 - Walking Paths



The "GREEN" is partially bordered by building frontages with a landscape consisting of grassy lawns, trees, and walking paths for relaxation and recreational purposes.

GREENWAY TRAIL

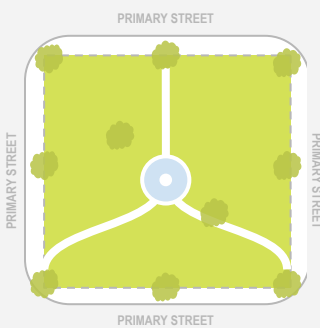
- Width:** 30' min. width*
10' pavement width
Coverage: 60% max.
Size: 1-10 Acres
Street Frontage: Two access points required.
Open Water: 30% max.
Fixtures:
- 1 canopy tree per 1500 sf
 - 1 bench per 2,500 sf
 - Decorative Lighting
 - Walking Paths



The "GREENWAY TRAIL" is a linear Open Space that often follows a natural feature, such as a river, stream, ravine, or former railroad track corridor and connects to other Open Space types.

SQUARE

- Width:** 80' min.*
Coverage: 60% max.
Size: .25-3 Acres
Street Frontage: 100% min.
Open Water: 30% max.
Fixtures:
- 1 canopy tree per 1500 sf
 - 1 bench per 2,500 sf
 - Decorative Lighting
 - Walking Paths



The "SQUARE" is spatially defined by building frontages and consists of walking paths, lawns for various activities, and trees.

POCKET PARK

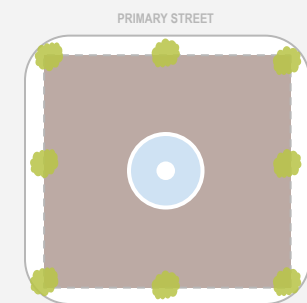
- Width:** 40' min.
Coverage: 90% max.
Size: .1 Acres
Street Frontage: 25% min.
Open Water: 30% max.
Fixtures:
- 1 canopy tree per 1500 sf
 - 1 bench per 2,500 sf
 - Decorative Lighting



The "POCKET PARK" provides small scale Open Space for recreation and gathering for neighborhood residents within walking distance. It can be a formal space, a playground, a community garden, or a natural area with a path. When framed by buildings instead of a street on two or three sides, this Open Space is known as a mew.

PLAZA

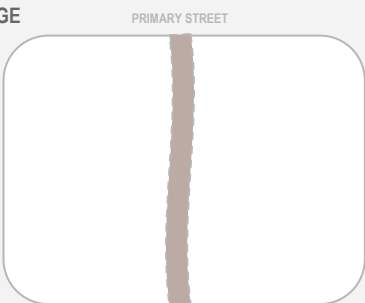
- Width:** 80' min.
Coverage: 90% max.
Size: .25-1 Acres
Street Frontage: 30% min.
Open Water: 50% max.
Fixtures:
- 1 canopy tree per 3,000 sf
 - 1 bench per 2,500 sf
 - Decorative Lighting



The "PLAZA" is spatially defined by building frontages and consists of mostly paved surfaces and trees for civic, social, and commercial purposes.

MID-BLOCK PASSAGE

- Width:** 6' min.
Coverage: 90% max.
Size: .N/A
Street Frontage: Two access points required.
Open Water: 0% max.
Fixtures:
- Decorative Lighting
 - Walking Paths



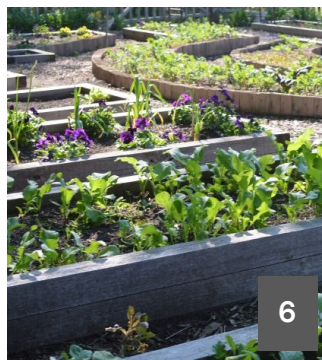
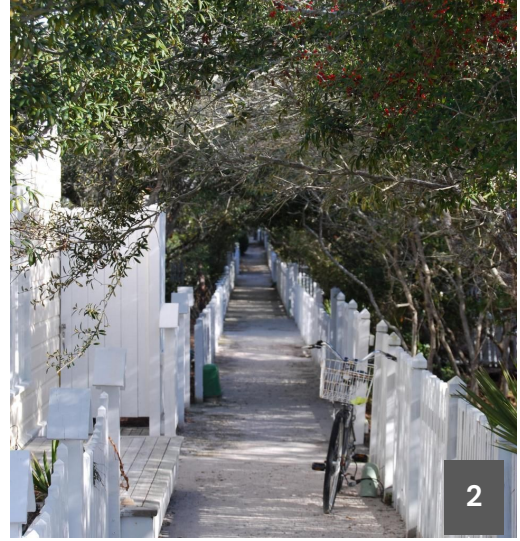
The "MID-BLOCK PASSAGE" provides mid-block pedestrian access and activates courtyards, cafes and seating areas not fronting a Thoroughfare Type.

Article 4 Community Infrastructure

Section 4.4: Open Space

Figure O2 Open Space Types Inspiration

The following photos illustrate the the City of Groveland's Open Space Types.



1. Plaza
2. Mid-block Passage
3. Green
4. Square
5. Pocket Park or Mew
6. Community Garden

Article 5 Zoning

Section 5.1: General

A. Establishment of Zones

1. **Zoning Map.** The City of Groveland hereby adopts the Zoning Map which is on file with the Community Development Department.
2. **Zones Established.** The City of Groveland shall be divided into Transect Zones, Existing Neighborhoods and Special Districts that implement the Comprehensive Plan. The zones in this article are hereby established, and shall be shown on the Zoning Map.
3. **Transect Zones.** The following Transect Zones are hereby established.
 - a. Town Core
 - b. Town Center
 - c. Town Edge
 - d. Green Swamp Town Core
 - e. Green Swamp Town Center
 - f. Green Swamp Town Edge
 - g. Village Core
 - h. Village Center
 - i. Village Edge
 - j. Hamlet Core
 - k. Hamlet Center
 - l. Hamlet Edge
4. **Special Districts.** The following Special Districts are hereby established.
 - a. Agriculture
 - b. Heavy Industrial
 - c. Light Industrial
 - d. Civic
 - e. Utilities
 - f. Parks and Recreation
5. **Established Neighborhoods.** The following established neighborhood zoning districts are hereby established.
 - a. Single Family Residential (R1-A)
 - b. Single Family Residential (R1)
 - c. Low Density Residential (R2)
 - d. Moderate Density Residential (R3)
 - e. Planned Unit Development (PUD)
 - f. Green Swamp Residential (GS1)
 - g. Green Swamp Low Density Residential (GS2)

B. Zoning Standards

The following explains and further defines the standards outlined for each Zone.

1. **Lot.** A platted land area which is subject to minimum and maximum lot width, maximum building width, setbacks, and lot coverage. Additional standards below apply to all zones.
 - a. **Lot coverage.** The maximum percentage of a lot permitted to be covered by principal structures, accessory structures, pavement, and other impervious surfaces. Post and beam structures along with permeable surfaces, such as gravel, do not count toward the maximum lot coverage percentage.
 - b. **Setbacks.** Minimum setbacks are detailed in Section 5.2. Refer to Table Z1 for minimum side setbacks based on lot size. HVAC and other mechanical and structural components shall not encroach the side setbacks.

Table Z1 Side Setback Requirements

LOT SIZE	SIDE SETBACKS
15' - 25' Wide (Attached)	
30' - 45' Wide	5'
46' - 59' Wide (Option 1)	7.5'
46' - 59' Wide (Option 2)	5' on one side and 10' on the other side
60' Wide and up	10'

2. **Porch.** An unglazed roofed structure. The front porch shall meet the designated minimum depth and width. Porches and balconies shall not be screened or enclosed for non-residential uses. Arcades, colonnades, stoops, and awnings may serve as alternatives to porches for the Core and Center zones.
3. **Balcony.** An unglazed cantilevered structure.
4. **Non-Residential Frontage Transparency.** All non-residential frontages shall have 60% transparency, measured between 2' and 8' from finished floor elevation, on the ground story.
5. **Outbuilding.** An accessory structure located within the lot but separate from the primary structure. Outbuildings shall not exceed 22' height and shall be placed behind the primary structure.. Side setbacks are 5' and rear setbacks are 10'. Outbuildings shall use similar materials and architectural details to the principal building.
6. **Height.** The height is the vertical distance between the finished floor elevation of a building and it's highest point,

Article 5 Zoning

Section 5.1: General (cont.)

including appurtenances. Where a buildings finished floor is 4 feet or more above the nearest streets curb elevation, height shall include anything above the aforementioned 4'. Buildings or other structures shall not exceed the maximum height depicted in the graphic. Towers or chimneys with less than a 200 SF footprint may exceed the building height by 10'.

6. **Parking (Off-Street).** An open area no less than 9 feet by 18 feet with a minimum 10 feet wide continuous access from the street. On-site parking shall be accessed from an alley or Secondary Street in the Core and Center zones. Where a redevelopment site has access to only one thoroughfare, one front access point is permitted. A detached garage is considered an outbuilding and shall follow the specifications for outbuildings. Detached garages shall be located at the rear of the lot, behind the primary structure.

7. **Parking Requirement.** Parking shall be provided as required in Table Z2.

Table Z2 Parking Requirements

USE	PARKING SPACES REQUIRED
Residential	2 spaces per unit, studio or one-bedroom apartments shall be 1 space per unit
Hospitality	1 space per bed or 2 spaces per 1,000 SF, whichever is less
Retail, Service & Amusement	2 spaces per 1,000 SF
Office & Industrial	2 spaces per 1,000 SF used for offices, 10 per 25,000 SF for equipment areas, storage spaces or similar.

Table Z3 Shared Parking Table

USE	Peak Hour	Mon - Fri	Mon - Fri	Mon - Fri	Sat & Sun	Sat & Sun	Sat & Sun
	REQUIRED PARKING BY USE	8AM - 6PM	6PM - 12AM	12AM - 8AM	8AM - 6PM	6PM - 12AM	12AM - 8AM
Residential	Spaces req. =	60%	100%	100%	80%	100%	100%
Hospitality	Spaces req. =	70%	100%	100%	70%	100%	100%
Retail, Service & Amusement	Spaces req. =	90%	80%	5%	100%	70%	5%
Office & Industrial	Spaces req. =	100%	20%	5%	5%	5%	5%
Shared Parking Requirement	Total =	Total =	Total =	Total =	Total =	Total =	Total =
Adjusted Parking Requirement	The highest required parking based on share parking =						

8. **Shared Parking.** Where a development proposes more than one use and those uses share parking facilities, Table Z3 shall be used to calculate the minimum required parking.

9. **Parking Reductions.** The Community Development Director or his/her designee may administratively reduce the parking requirement for a development by up to 10% without the need for a public hearing.

10. All parking areas and all other paved areas, shall be landscaped to achieve a 60 percent tree canopy at maturity.

11. **Loading zones.** A standard off-street loading space shall be a minimum of 10 feet in width by 26 feet in length and an oversized loading space shall be a minimum of 12 in width and 40 feet in length, exclusive of aisle and maneuvering space and shall have a minimum vertical clearance of 15 feet.

12. **Electric Vehicle Charging.** All new parking lots with 20 spaces or more shall install a minimum of two electric vehicle charging stations.

Article 5 Zoning

Section 5.1: General (cont.)

13. **Fencing and walls.** Residential fencing or walls shall be allowed in the side and rear yards, except that fencing or walls shall also be allowed in the front yard when constructed as part of a perimeter fence or wall on an agricultural or residential property either of which consists of two acres of land or more and upon which a residence is located or under construction. The maximum height of residential (including agriculture) fencing or walls shall not exceed six feet. On agricultural property consisting of two acres of land or more and upon which a residence is located or under construction a field fence is allowed. The field fence must be constructed of galvanized general purpose woven wire field fence affixed to pressure treated wood fence posts having a minimum diameter of four inches, and may include cross-ties or other similar posts for use at corners and on either side of a gate. Barbed wire, if installed as part of the field fence, shall be located to the inside of the woven wire and to the property that is installing the fence. Notwithstanding anything to the contrary contained in the Code of Ordinances, farm fences as provided in F.S. § 604.50 are exempt from the land development code regulations including appurtenances. Existing chain link fence installed prior to the effective date of this code is considered “grandfathered” and may be maintained or partially replaced.
14. **Primary Entrance.** All buildings, regardless of use, shall orient the primary entrance facing toward the primary street or Open Space Type. The primary entrance shall have a direct non-vehicular walk path to the sidewalk.

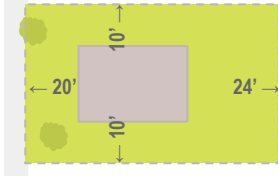

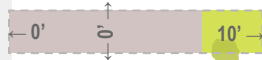
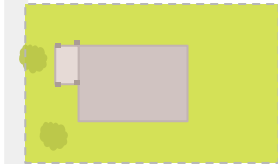


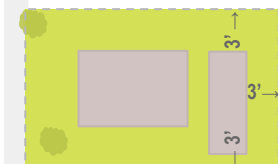


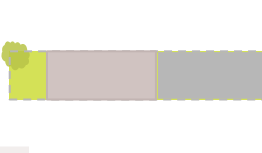
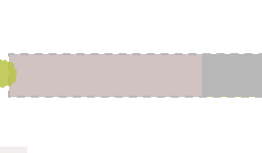
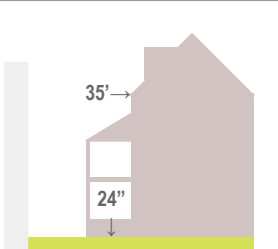
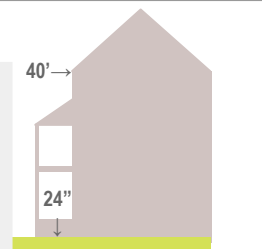
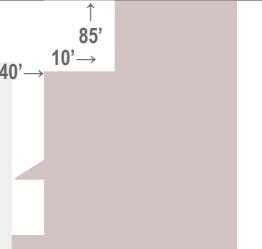
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Article 5 Zoning

Section 5.2: Community Type Standards per Zone

Figure T4 Town Site and Building Requirements

These graphics illustrate the required building design standards per the Edge, Center, Core Transect Zones within the Town Community Type.

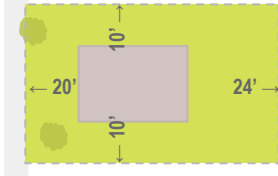

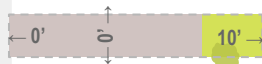
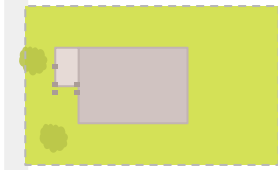


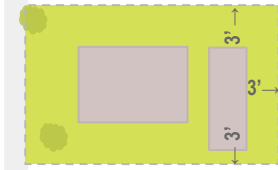


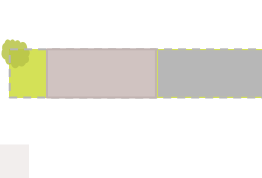

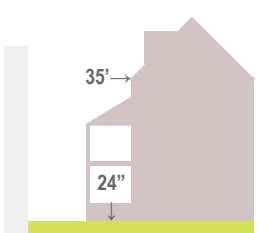
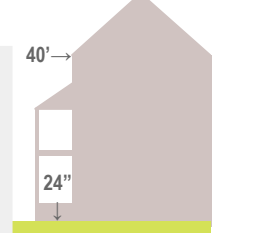
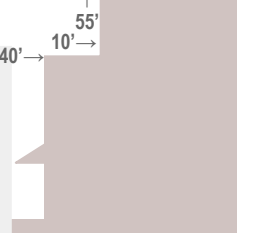
	Edge (Residential)	Center (Mixed Use)	Core (Mixed Use)
LOT	 <p>Min. Lot Width 60' Max. Coverage 60%</p>	 <p>Min. Lot Width 20' Max. Coverage 80%</p>	 <p>Min. Lot Width 15' Max. Coverage 90%</p>
PORCH & BALCONY	 <p>Min. Depth 8' Min. Width 50%</p>	 <p>Max. Depth 6' Min. Width 25%</p>	 <p>Min. Depth 12' Min. Width 100%</p>
OUTBUILDINGS	 <p>Max. Footprint 800 sf.</p>	 <p>Max. Footprint 420 sf.</p>	N/A
PARKING	 <p>On-Street, Side, Rear</p>	 <p>On-Street, Rear</p>	 <p>On-Street, Rear</p>
HEIGHT	 <p>Min. Above Grade 24" Max. Height 35'</p>	 <p>Min. Above Grade 24" Max. Height 40'</p>	 <p>Min. Above Grade n/a Max. Height 85'</p>

Article 5 Zoning

Section 5.2: Community Type Standards per Zone

Figure GS4 Green Swamp Town Site and Building Requirements

These graphics illustrate the required building design standards per the Edge, Center, Core Transect Zones within the Green Swamp Town Community Type.

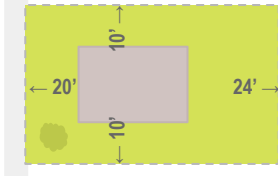
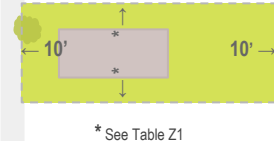
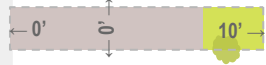
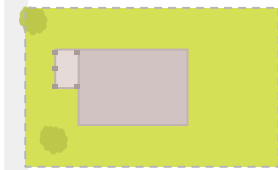


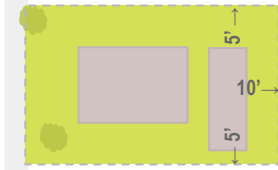


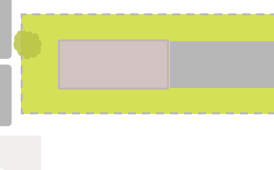
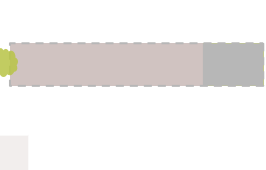
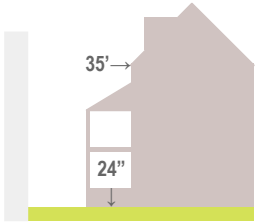
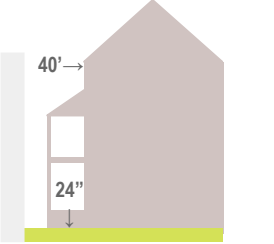
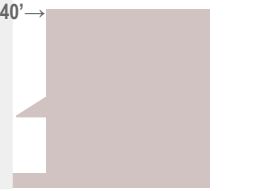
	Edge (Residential)	Center (Mixed Use)	Core (Mixed Use)
LOT	 <p>Min. Lot Width 60' Max. Coverage 50%</p>	 <p>Min. Lot Width 20' Max. Coverage 70%</p>	 <p>Min. Lot Width 15' Max. Coverage 80%</p>
PORCH & BALCONY	 <p>Min. Depth 8' Min. Width 50%</p>	 <p>Max. Depth 6' Min. Width 25%</p>	 <p>Min. Depth 12' Min. Width 100%</p>
OUTBUILDINGS	 <p>Max. Footprint 800 sf.</p>	 <p>Max. Footprint 420 sf.</p>	N/A
PARKING	 <p>On-Street, Side, Rear</p>	 <p>On-Street, Rear</p>	 <p>On-Street, Rear</p>
HEIGHT	 <p>Min. Above Grade 24' Max. Height 35'</p>	 <p>Min. Above Grade 24' Max. Height 40'</p>	 <p>Min. Above Grade 24' Max. Height 55'</p>

Article 5 Zoning Districts

Section 5.1: Community Type Standards per Zone

Figure V4 Village Site and Building Requirements

These graphics illustrate the required building design standards per the Edge, Center, Core Transect Zones within the Village Community Type.

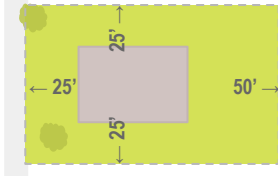
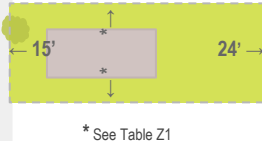
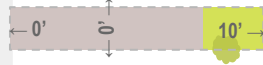
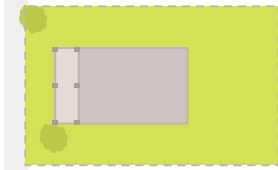


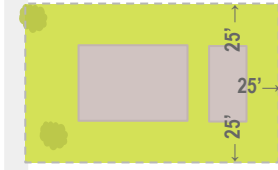

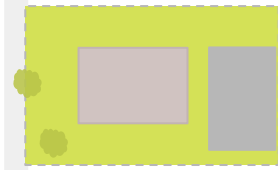
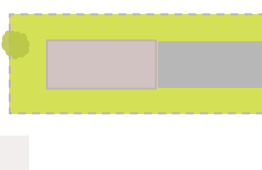
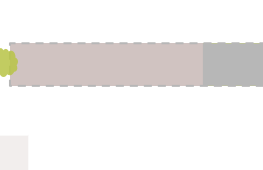
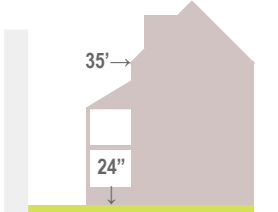
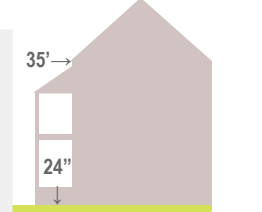
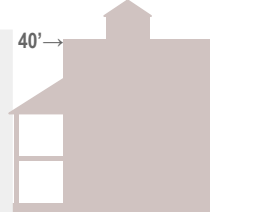
	Edge (Residential)	Center (Residential)	Core (Mixed Use)
LOT	 <p>Min. Lot Width 70' Max. Coverage 60%</p>	 <p>Min. Lot Width 40' Max. Coverage 70%</p>	 <p>Min. Lot Width 20' Max. Coverage 90%</p>
PORCH & BALCONY	 <p>Min. Depth 8' Min. Width 50%</p>	 <p>Max. Depth 6' Min. Width 25%</p>	 <p>Min. Depth 12' Min. Width 100%</p>
OUTBUILDINGS	 <p>Max. Footprint 800 sf.</p>	 <p>Max. Footprint 420 sf.</p>	N/A
PARKING	 <p>On-Street, Side, Rear</p>	 <p>On-Street, Rear</p>	 <p>On-Street, Rear</p>
HEIGHT	 <p>Min. Above Grade 24" Max. Height 35'</p>	 <p>Min. Above Grade 24" Max. Height 40'</p>	 <p>Min. Above Grade n/a Max. Height 40'</p>

Article 5 Zoning Districts

Section 5.1: Community Type Standards per Zone

Figure H4 Hamlet Site and Building Requirements

These graphics illustrate the required building design standards per the Edge, Center, Core Transect Zones within the Hamlet Community Type.

	Edge (Residential)	Center (Residential)	Core (Mixed Use)
LOT	 <p>Min. Lot Width 100' Max. Coverage 50%</p>	 <p>* See Table Z1 Min. Lot Width 50' Max. Coverage 70%</p>	 <p>Min. Lot Width 20' Max. Coverage 90%</p>
PORCH & BALCONY	 <p>Min. Depth 8' Min. Width 100%</p>	 <p>Max. Depth 6' Min. Width 25%</p>	 <p>Min. Depth 12' Min. Width 100%</p>
OUTBUILDINGS	 <p>Max. Footprint 1200 sf.</p>	 <p>Max. Footprint 800 sf.</p>	N/A
PARKING	 <p>On-Street, Side, Rear</p>	 <p>On-Street, Rear</p>	 <p>On-Street, Rear</p>
HEIGHT	 <p>Min. Above Grade 24" Max. Height 35'</p>	 <p>Min. Above Grade 24" Max. Height 35'</p>	 <p>Min. Above Grade 24" Max. Height 40'</p>

Article 5 Zoning

Section 5.3: Uses

A. General

1. A lot may contain more than one use.
2. Each of the uses may function as either a principal use or accessory use on a lot, unless otherwise specified.
3. Uses are either permitted by-right in a zone or permitted with additional standards.
4. Each use may have both indoor and outdoor facilities, unless otherwise specified.

B. Organization

The uses are grouped into general categories, which may contain lists of additional uses or clusters of uses.

1. **Unlisted Similar Use.** If a use is not listed but is similar in nature and impact to a use permitted within a Zone, the Community Development Director may interpret the use as permitted. The Community Development Director may refer to the North American Industry Classification System (NAICS) for use interpretation. The unlisted use will be subject to any additional standards applicable to the similar permitted use.
2. **Unlisted Dissimilar Use.** If a use is not listed and cannot be interpreted as similar in nature and impact to a permitted use, the use may only be permitted if submitted to the Planning and Zoning Board for recommendation and approved by the City Council.

C. Use Table

Each Community Type and Special District includes its own use table. Each use table outlines the permitted uses in each Zoning District. Each use is given one of the following designations for each Zone in which that use is permitted.

1. **Permitted ("P").** These uses are permitted by-right in the Zones in which they are listed.
2. **Special Exception ("S").** These uses require a special exception through the Planning and Zoning Board and City Council.
3. Listed uses that are prohibited in the zone are indicated by a blank space.

D. Defined Uses

1. **Residential and Hospitality.** A category of uses that include several residence and hospitality types.
 - a. **Multifamily Residential.** A use containing more than one dwelling unit on one lot.
 - b. **Single Family Attached (Townhomes).** A single family dwelling unit on a fee simple lot which is attached to one or more single family dwelling units by shared walls.

- c. **Single Family Detached.** A single family dwelling unit on a lot and detached from any other dwelling units. This use includes group homes.
- d. **Live/Work Unit.** A dwelling unit on its own lot that contains, to a varying but limited extent, a workplace component operated by the resident. In a live/work unit, the use is required to meet the following standards.
 - i. **Hours of Operation.** Permitted hours of operation where customers and clients are received shall be limited to 8:00 AM to 7:00 PM.
 - ii. **Entrances.** Separate entrances must be provided for business and dwelling.
 - iii. **Percentage of Non-Residential.** In no case shall the square footage of the non-residential use exceed 50% of any unit's net living area.
- e. **Accessory Dwelling Unit.** A room or set of rooms in a single-family home in a single-family zone, or as a standalone structure, that has been designed or configured to be used as a separate dwelling unit and has been established by permit.
- f. **Short Term Rental.** A facility or dwelling where the length of stay under is typically less than 180 days. Short-term rental includes timeshares, condominium hotels, resort residential, resort villa, and transient rental.
- g. **Hotel, Resort & Inn.** A facility offering temporary lodging to the general public consisting of sleeping rooms with or without in-room kitchen facilities. Secondary uses may also be provided, including but not limited to restaurants, conference space, meeting rooms, resort amenities and entertainment venues. Secondary uses are encouraged to be located near active street frontage. Hotel rooms shall be accessed from the interior of the building.
- h. **Residential Care.** A facility offering temporary or permanent lodging to the general public consisting of an unlimited number of sleeping rooms with or without in-room kitchen facilities, often marketed to the elderly or disabled. Residential care includes such uses as independent living facilities allowing nursing or assisted care, as well as assisted living facilities, nursing homes, residential care homes, and transitional treatment facilities. Assistance with daily activities may be provided for residents. Secondary service uses may also be provided, such as restaurants and meeting rooms. Rooms shall be accessed from the interior of the building.

Article 5 Zoning

2. **Civic.** A category of uses related to fulfilling the needs of day-to-day community life including assembly, public services, educational facilities, and hospitals.
 - a. **Assembly.** A facility that has organized services, meetings, or programs to benefit, educate, entertain, or promote discourse amongst the residents of the community in a public or private setting. Assembly includes such uses as a churches, community centers, private clubs and lodges.
 - b. **Hospital & Clinic.** A licensed institution providing medical care and health services to the community. These services may be located in one building or clustered in several buildings and may include laboratories, in- and out-patient facilities, training facilities, medical offices, staff residences, food service, pharmacies, and a gift shop.
 - c. **Library/Museum.** A structure open to the general public housing educational, cultural, artistic, or historic information, resources, and exhibits. Food service and a gift shop may be permitted as accessory uses.
 - d. **Law Enforcement and Fire.** A facility providing public safety and emergency services; training facilities, locker rooms, and limited overnight accommodations may also be included. The facilities shall be housed in a permitted building, but shall have the following additional allowances:
 - i. Garage doors are permitted on the front facade.
 - ii. Driveways are exempt from maximum driveway widths
 - e. **Post Office.** A publicly accessed facility for the selling of supplies and mail related products and the collection and distribution of mail and packages.
 - f. **School.** A public or private education facility with classrooms and offices, that may also include associated indoor and outdoor facilities such as student housing, ball courts, gymnasium, theater, and food service.
3. **Retail and Service.** A category of uses involving the sale of goods, merchandise, or services to the general public for personal or household consumption. Visibility and accessibility are important to these uses, as most patrons do not utilize scheduled appointments.
 - a. **Neighborhood Retail.** A use in this category shall occupy a space of less than 10,000 square feet.
 - b. **General Retail.** A use in this category includes all Neighborhood Retail uses occupying a space of greater than 10,000 square feet.
 - c. **Craftsman Retail.** A use involving small scale manufacturing, production, assembly, and/ or repair with no noxious by-products. Sales may take place in a showroom or small retail outlet. This use may also include associated facilities such as offices and small scale warehousing where distribution is limited. The maximum overall gross floor area is limited to 10,000 square feet. In the zoning districts where a craftsman retail use is permitted with additional standards, the following apply:
 - i. A minimum 20% of gross floor area shall be dedicated to a showroom adjacent to a Primary Street and directly accessible through the principal entrance.
 - ii. Outdoor manufacturing activities and storage of goods are prohibited; however, outdoor display may be allowed during normal business hours.
 - b. **Neighborhood Service.** Neighborhood Service. A use in this category occupies a space of less than 10,000 square feet.
 - c. **General Service.** A use in this category includes all Neighborhood Service uses occupying a space of greater than 10,000 square feet
4. **Office.** A room, studio, suite or building in which a person transacts business or carries out a stated occupation. However, this term does not include any facility involving manufacturing, fabrication, production, processing, assembling, cleaning, testing, repair or storage of materials, goods and products; or the sale or delivery of any materials, goods or products which are physically located on the premises.
5. **Home Occupation.** An occupational use that is clearly subordinate to the principal use as a residence and does not require any alteration to the exterior of a building.
6. **Amusement.** A category of uses providing recreational services indoor and outdoor.
 - a. **Recreation Indoor.** The use of a building for entertainment and experiential purposes such as an arcade, a bowling alley, a skating rink or other indoor sporting activities.
 - b. **Recreation Outdoor.** A use that is either fully or partially open air that provides entertainment or experiential services. Example uses include, but are not limited to, athletic facilities, skate parks, disc golf or other outdoor sporting activities.
7. **Industrial.** A category of uses that are permitted for the purpose of manufacturing, processing, finishing and storing a variety of goods and equipment.
 - a. **Light Industrial.** The processing or manufacturing of finished products or parts from previously prepared

Article 5 Zoning

a. materials including processing, fabrication, assembly, treatment, and packaging of such products, and incidental storage, sales, and distribution of such products, provided that all manufacturing processes are contained entirely within a fully enclosed building. Any heat, glare, dust, smoke, fumes, odors, or vibration are confined to the building interior. A light industrial use may include a showroom or ancillary sales of products related to the items manufactured on-site. In the zoning districts where Light Industrial is permitted, with additional standards, the following apply:

- i. Open storage of equipment, materials or commodities shall be limited to the rear of the lot and fully screened. Chain link fences are not permitted.

b. **Heavy Industrial.** The processing, manufacturing, or compounding of materials, products, or energy, or any industrial activities which because of their scale or method of operation regularly produce noise, heat, glare, dust, smoke, fumes, odors, vibration, or other external impacts detectable beyond the lot lines of the property. Heavy industrial uses may regularly employ hazardous material or procedures or produce hazardous by-products, include outdoor storage areas, and may have activities that take place outside of structures.

8. **Utilities.** Utility operations that are required throughout the city to provide service to urban development.

E. Special Exception Uses

The following uses require a Special Exception.

1. Bars and lounges with no food service;
2. Used automobile sales;
3. Bottle clubs, where patrons bring their own alcoholic beverages, as recognized by F.S. § 561.14;
4. Bail bond agencies, as defined by F.S. § 648.25(1);
5. Labor pools and labor halls, as defined by F.S. § 448.22(1) and (3), respectively;
6. Any business in which a material part of its services includes loans secured by vehicle titles (often known as “car-title loans”), but not including financial institutions such as banks, credit unions, trust companies, consumer finance and retail installment lenders;
7. Any business commonly known as “check cashing,” or any business in which a material part of its services includes future employment wages or other compensation (often known as “payday loans,” or “payday advances”), but not including retail businesses which provide a check cashing service as an incidental part of their business and financial

institutions such as banks, credit unions, and trust companies;

8. Pawnshops, as defined by F.S. § 539.001(2)(1).

F. Green Swamp Additional Standards

Scope and purpose. The provisions of this section apply to the Green Swamp Low Density and Green Swamp Rural Zoning Districts. The cluster development standards of these districts are intended to promote innovative residential design, encourage diversity of housing, preserve valuable open space areas within new development, protect significant natural features and sensitive environmental areas, and allow more efficient utilization of land and facilities.

General requirements.

1. Residential units within subdivisions shall be clustered away from environmentally sensitive lands. The communal open space shall be clearly specified on the site plan as “perpetual open space.” This may remain natural or may be developed for outdoor recreational uses, such as parks and playgrounds, exercise courses and trails, bridle paths and riding stables, and golf courses. Pervious surfaces, such as grass verges in the right-of-way within a development, will be permitted to contribute towards the open space requirement. A maximum of ten percent of the open space may be covered with impervious fixtures.
2. Perpetual open space shall be dedicated to the city in perpetuity, running with the land and enforceable by the city, but maintained by a homeowners association established by the developer.
3. Wetlands, floodplains, watercourses and open water bodies shall be placed in a conservation easement, which shall, at a minimum, remove all development rights to the lands, indicate the maintenance measures that are established, and identify the individual, entity or agency responsible for the enforcement of the easement.
4. An upland buffer of 50 feet from the delineated wetland line shall be provided and maintained as a natural zone to minimize the impact of development on the habitat and the environmentally sensitive lands. This buffer shall be planted and maintained by the homeowners' association, developer or homeowner. The upland buffer is in addition to and shall not form part of any required front, side or rear yard setback.

Article 5 Zoning

Section 5.3: Uses

Table U1 Uses per Zone

The following table outlines permitted, special exception and prohibited uses for the Edge, Center, and Core Transect Zones.

USES	EDGE	CENTER	CORE	EDGE	CENTER	CORE	EDGE	CENTER	CORE
RESIDENTIAL & HOSPITALITY	Town			Village			Hamlet		
Multifamily Residential	P	P	P	P	P	P	P	P	P
Single Family Attached (Townhomes)		P	P		P	P			P
Single Family Detached	P	P		P	P		P	P	
Live/Work Units		P	P		S	P		P	P
Accessory Dwelling Unit	P	P		P	P		P	P	P
Short Term Rental	P	P	P	P	P	P	P	P	P
Hotel, Resort & Inn		P	P		P	P	P	P	P
Residential Care	P	P	P		P	P		P	P
CIVIC/INSTITUTIONAL									
Assembly		P	P		P	P		P	P
Hospital & Clinic		P	P			P			P
Library/Museum		P	P		P	P			P
Law Enforcement & Fire	P	P	P	P	P	P		P	P
School	P	P	P	P	P	P	P	P	P
Post Office			P			P			P
RETAIL & SERVICE									
Neighborhood Retail		P	P			P			P
General Retail			P			P			
Craftsman Retail		P	P			P			P
Neighborhood Service		P	P			P			P
General Service			P			P			
OFFICE									
Office	S	P	P		S	P		P	P
Home Occupation	P	P	P	P	P	P	P	P	P
AMUSEMENT									
Recreation Indoor		P	P			P			P
Recreation Outdoor									
INDUSTRIAL									
Light Industrial			P						
Heavy Industrial									
Utilities									
Key: P Permitted S Special Exception									

Article 5 Zoning

Section 5.3: Uses

Table UG1 Uses per Zone

The following table outlines permitted, special exception and prohibited uses for the Edge, Center, and Core Transect Zones.

USES	EDGE	CENTER	CORE
RESIDENTIAL & HOSPITALITY	Green Swamp Town		
Multifamily Residential	P	P	P
Single Family Attached (Townhomes)			P
Single Family Detached	P	P	
Live/Work Units		P	P
Accessory Dwelling Unit	P	P	P
Short Term Rental	P	P	P
Hotel, Resort & Inn		P	P
Residential Care		P	P
CIVIC/INSTITUTIONAL			
Assembly		P	P
Hospital & Clinic			P
Library/Museum		P	P
Law Enforcement & Fire			P
School	P	P	P
Post Office			P
RETAIL & SERVICE			
Neighborhood Retail			P
General Retail			
Craftsman Retail			P
Neighborhood Service			P
General Service			
OFFICE			
Office		P	P
Home Occupation	P	P	P
AMUSEMENT			
Recreation Indoor			P
Recreation Outdoor			S
INDUSTRIAL			
Light Industrial			
Heavy Industrial			
Utilities			
Key: P Permitted S Special Exception			

Article 5 Zoning

Section 5.4: Special Districts

Table SD1 Special Districts Uses

The following table outlines permitted, special exception and prohibited uses for Special Districts.

USES	Agriculture	Heavy Industrial	Light Industrial	Civic	Utilities	Parks & Recreation
RESIDENTIAL & HOSPITALITY						
Multifamily Residential						
Single Family Attached (Townhomes)						
Single Family Detached						
Live/Work Units	P					
Accessory Dwelling Unit						
Short Term Rental	P					
Hotel, Resort & Inn						
Residential Care						
CIVIC/INSTITUTIONAL						
Assembly	P			P		
Hospital & Clinic			P	P		
Library/Museum	P		P	P		P
Law Enforcement & Fire	P		P	P	P	
School	P		P	P		
Post Office		P	P	P		
RETAIL & SERVICE						
Neighborhood Retail	P		P	P		P
General Retail						
Craftsman Retail	P		P			
Neighborhood Service	P		P	P		
General Service						
OFFICE						
Office			P	P		
Home Occupation	P					
AMUSEMENT						
Recreation Indoor			P	P		
Recreation Outdoor	P					P
INDUSTRIAL						
Light Industrial		P	P			
Heavy Industrial		P				
Utilities					P	
Key: P Permitted S Special Exception						

Article 5 Zoning

Section 5.4: Special Districts

Table SD2 Special Districts Site and Building Requirements

	Agriculture	Heavy Industrial	Light Industrial	Civic	Utilities	Parks & Recreation	Conservation
SITE & BUILDING REQUIREMENTS							
LOT							
Lot Area (minimum)	5 AC	12,500 sf	10,000 sf	N/A	N/A	N/A	N/A
Lot Width (minimum)	100'	100'	100'	N/A	N/A	N/A	N/A
Lot Coverage (maximum)	20%	80%	80%	N/A	80%	N/A	N/A
Front Setback (minimum)	25' ¹	50'	10'	N/A	10' ²	N/A	N/A
Side Setback (minimum)	25'	50' ²	10'	N/A	10' ²	N/A	N/A
Corner Side Setback (minimum)	25'	50'	10'	N/A	10' ²	N/A	N/A
Rear Setback (minimum)	50'	50'	25'	N/A	10' ²	N/A	N/A
¹ Property adjacent to state, federal, and county secondary highways shall maintain a 50-foot setback from the highway right-of-way for any structure. ² Setbacks increased to 50' for utility plant facilities.							
PORCH & BALCONY							
Depth (minimum)	8'	N/A	N/A	N/A	N/A	N/A	N/A
Width (minimum)	16'	N/A	N/A	N/A	N/A	N/A	N/A
OUTBUILDINGS							
Setback from Principal Structure (minimum)	10'	N/A	N/A	N/A	N/A	N/A	N/A
Side Setback (minimum)	25'	N/A	N/A	N/A	N/A	N/A	N/A
Corner Side Setback (maximum)	25'	N/A	N/A	N/A	N/A	N/A	N/A
Rear Setback (minimum)	10'	N/A	N/A	N/A	N/A	N/A	N/A
Footprint (maximum sf)	1,200	N/A	N/A	N/A	N/A	N/A	N/A
PARKING							
Location	front/side/rear	side/rear	side/rear	side/rear	N/A	N/A	N/A
Spaces (minimum)	2/Unit	1/1,000 sf	1/1000 sf	1/300 sf	N/A	N/A	N/A
HEIGHT							
Feet (maximum)	35'	35'	35'	50'	35'	35'	35'
Stories (maximum)	2.5	3	3	4	2.5	2.5	2.5

Key: P Permitted S Special Exception

Article 5 Zoning

Section 5.5: Established Neighborhoods

Table EN1 Established Neighborhoods Uses

The following use table outlines permitted, special exception and prohibited uses for Special Districts.

USES	Single Family Limited	Single Family Residential	Low Density Residential	Moderate Density Residential	Planned Unit Development (PUD)	Green Swamp Low Density	Green Swamp Rural
RESIDENTIAL & HOSPITALITY							
Multifamily Residential			P	P	See PUD		
Single Family Attached (Townhomes)		P	P	P	See PUD	P	
Single Family Detached	P	P	P	P	See PUD	P	P
Live/Work Units	S	S	S	P	See PUD	P	
Accessory Dwelling Unit	P	P	P	P	See PUD	P	
Short Term Rental	P	P	P	P	See PUD	P	
Hotel, Resort & Inn		S	S	S	See PUD		
Residential Care	S	S	S	S	See PUD	S	S
CIVIC/INSTITUTIONAL							
Assembly		S	S	S	See PUD	S	
Hospital & Clinic		S	S	S	See PUD	S	
Library/Museum		S	S	S	See PUD	S	
Law Enforcement & Fire		S	S	S	See PUD	S	
School		S	S	S	See PUD	S	
Post Office			S	S	See PUD		
RETAIL & SERVICE							
Neighborhood Retail				S	See PUD	S	S
General Retail					See PUD		
Craftsman Retail				S	See PUD	S	S
Neighborhood Service				S	See PUD	S	S
General Service					See PUD		
OFFICE							
Office		S	S	S	See PUD	S	
Home Occupation	S	P	P	P	See PUD	P	
AMUSEMENT							
Recreation Indoor			S	S	See PUD	S	
Recreation Outdoor				S	See PUD	S	S
INDUSTRIAL							
Light Industrial					See PUD		
Heavy Industrial					See PUD		
Utilities							
Key: P Permitted S Special Exception							

Article 5 Zoning

Section 5.5: Established Neighborhoods

Table EN2 Established Neighborhoods Site and Building Requirements

SITE & BUILDING REQUIREMENTS	Single Family Limited	Single Family Residential	Low Density Residential	Moderate Density Residential	Planned Unit Development (PUD)	Green Swamp Low Density	Green Swamp Rural
LOT							
Lot Area (minimum)	12,000 sf	9,000 sf	9,000 sf ¹	9,000 sf ¹	See PUD	N/A	N/A
Lot Width (minimum)	75'	60'	60' ¹	60' ¹	See PUD	N/A	N/A
Lot Coverage (maximum)	60%	60%	60%	60%	See PUD	60%	40%
Front Setback (minimum)	35'	25'	15'	15'	See PUD	20'	20'
Side Setback (minimum)	12.5'	10'	10'	10'	See PUD	5'	5'
Corner Side Setback (minimum)	15'	15'	15'	10'	See PUD	10'	10'
Rear Setback (minimum)	25'	10'	10'	10'	See PUD	10'	10'
¹ If two dwelling units are proposed on one lot, such lot shall be a minimum area of 10,000 square feet and a minimum of 90' wide. Triplex, townhouses and apartments require 3,500 square feet of usable land per unit.							
PORCH & BALCONY							
Depth (minimum)	8'	8'	8'	8'	See PUD	8'	8'
Width (minimum)	50%	50%	50%	50%	See PUD	50%	50%
OUTBUILDINGS							
Setback from Principal Structure (minimum)	10'	10'	N/A	5'	See PUD	N/A	N/A
Side Setback (minimum)	25'	25'	N/A	5'	See PUD	N/A	N/A
Corner Side Setback (maximum)	25'	25'	N/A	10'	See PUD	N/A	N/A
Rear Setback (minimum)	10'	10'	N/A	N/A	See PUD	N/A	N/A
Footprint (maximum sf)	1,200	1,200	N/A	N/A	See PUD	N/A	N/A
PARKING							
Spaces (minimum)	2/Unit	2/Unit	1/1,000 sf	1/1000 sf	See PUD	N/A	N/A
HEIGHT							
Feet (maximum)	35'	35'	35'	35'	See PUD	35'	35'
Stories (maximum)	2.5	2.5	3	3	See PUD	2.5	2.5

Article 6 Florida Vernacular Requirements

Section 6.1: Sitework & Landscaping

A. Introduction & Applicability

The following requirements are applicable in Towns, Villages, and Hamlets and are intended to enhance the environment through reduced stormwater runoff, reduced urban heat island effect, increased water conservation, and increased natural charm.

B. Materials

1. Walk paths within Open Space may be sand, gravel or clay. Paths within wetlands may be raised wood or composite boardwalk with approval. Recycled concrete is not permitted.
2. Approved driveway materials include brick pavers, compacted clay, gravel, crushed oyster shells, or concrete. Other surfaces require staff approval. Compacted clay, gravel, or crushed oyster shells are not permitted in the Town Core.
3. All sod shall be zoysia, where feasible. Other alternatives include St. Augustine varieties if approved by the Community Development Director. Seed and sod is limited on private lots to 50% or less of the net square footage of the lot minus the lot coverage by structures. Open space tracts are exempt.
4. Pine straw, pine bark, and uncolored cypress mulch are permitted.
5. All plants shall be selected from the Florida-friendly Plant Database found at Floridayards.org. All plants listed by the Florida Exotic Pest Plant Council are prohibited. Other invasive species, those whose mature size has potential to overgrow spaces or to block protected view corridors, those susceptible to disease and insect infestation, those with offensive odors when blooming and those that are poisonous to humans and animals may be prohibited as determined by the Community Development Director.
6. Each lot within the Town, Village, or Hamlet Edge zone shall have two trees within the frontage, within ten feet of the property line. One tree shall be a live oak no less than 6 inch caliper. Center lots require one canopy tree. Tree limbs shall be pruned up to 8 foot clear.
7. Natural vegetation shall be protected, and existing vegetation shall remain undisturbed during construction, except for an area within five feet of the perimeter of the building to be constructed plus or proposed hardscape or driveways.
8. Fences shall be wood or an approved composite material.
9. Patios shall be made of permeable pavers.

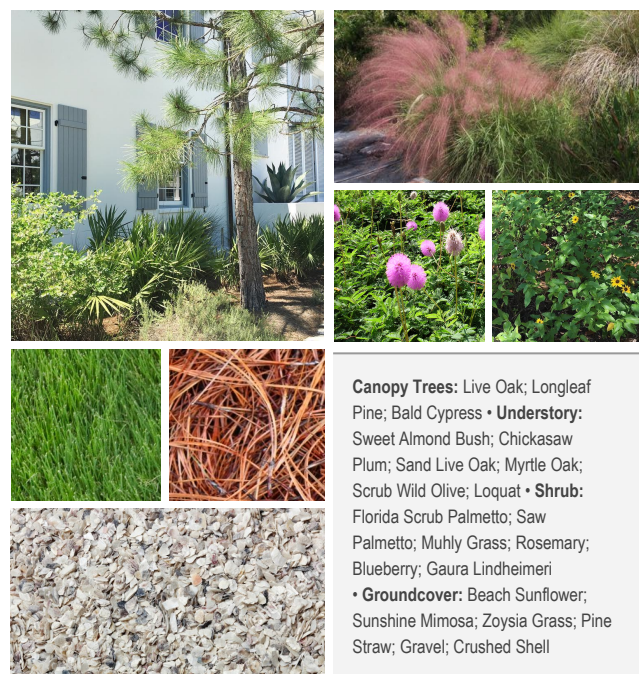
C. Configuration & Techniques

1. Fences should provide closure by connecting with other fences, hedges, walls or buildings and by being equipped with gates wherever openings greater than 4' in width occur.
2. The maximum height for fences is 6' when behind building

frontage and 3' when in front of building frontage.

3. Openings for residential driveways within the right-of-way shall not exceed 12' in width, excluding alleys. Openings for driveways may include gates at, or inside, the property line. Ribbon driveways are encouraged when oriented to the right-of-way.
4. Decks are permitted in rear yards only and shall not be easily visible from frontages. Decks may not be permitted in the rear yard of a corner lot, if easily visible from a frontage. Decks shall be of a scale compatible with the building and the lot and shall not be located in side setbacks or within 5' of the rear property line.
5. Walks and paths shall be flush with the ground. Boardwalks may be raised.
6. Parking Lots. A landscape island with one canopy tree shall installed after every 10 consecutive parking spaces. Landscape islands shall be no less than 6' by 20' for single parking rows and 6' by 40' for double parking rows.
7. Trash and recycling containers shall be located within permanent enclosures and not visible from frontages.
8. In-ground pools are permitted and shall not be located in side setbacks or within 5' of the rear property line. Above ground pools are prohibited, other than small, moveable pools for children, which do not need approval and which may be placed anywhere in the rear yard on a temporary basis. In-ground pools count toward lot coverage.

Figure FV1 Landscaping Material Palette



Article 6 Florida Vernacular Requirements

Section 6.2: Architectural — Walls

A. Introduction & Applicability

The following materials, configuration, and techniques help ensure building architecture is designed for optimized functionality within the local region and climate.

B. Materials

1. Foundations shall be 8 x 8 or round tip pressure-treated or penta-treated wood pilings, concrete pilings, and/or masonry piers or walls on concrete footers or grade beams. Continuous stem walls for basements shall be stucco over masonry, composite boards over masonry, clay brick veneer or board-formed poured concrete. Slab on grade is also permitted.
2. Walls may be clad in wood siding, shakes (shingles) or vertical wood board and batten. Wood shall be rot-resistant wood (e.g., cedar, redwood, cypress or pressure-treated) and finished to prevent rot. Boards used with board and batten, and, panels used with frame and panel may be exterior boards, panels or sheets treated for weather resistance (e.g., MDO, HDO, Xteria).
3. Walls may be stucco over masonry or corrugated metal.
4. Masonry, where allowed, shall be natural stone, brick or parged block, poured concrete, or concrete block.
5. Wood trim shall be composite or rot-resistant wood, better than #2 pine, cedar, redwood, cypress, or pressure treated wood. Where boards or panels are used for board and batten or for frame and panel, batten and frame and related trim may be the same product as the panels (e.g. MDO, HDO, Xteria). Wood shall not be in contact with the ground.
6. Sills are required and shall be wood at wood walls and masonry at masonry walls.
7. Lattice shall be wood or MDF.
8. Arches and Piers shall be masonry.

C. Configuration & Techniques

1. Siding shall be smooth and of one of the following patterns 105 drop siding, 106 drop siding, 6" wood lap siding (aka: Dutch, German, Cove).
2. Shingles shall be machine-cut with the bottom edges aligned.
3. Natural stone shall be laid with the stones horizontal. The broad face of uncut stone shall not be laid to the outside of the wall. Stone veneer shall be detailed and laid to resemble a structural stone wall. Artificial stone is prohibited.

5. Masonry veneer walls and brick walls shall be detailed exactly as masonry bearing walls including at openings.
6. Brick Coursing at openings shall course exactly to the top and bottom of all openings.
7. Brick shall be molded, not wire cut, and of standard or modular sizes. Brick shall be laid in a pattern other than stack bond and shall have raked, concave, struck or grapevine joints not greater than 1/2" thick.
8. Stucco shall be over masonry and shall be smooth sand-finished with no evidence of the mark of the trowel.
9. Concrete block shall be standard smooth-face, laid in a horizontal running bond or stacked bond pattern, with raked, concave, struck or grapevine joints not greater than 1/2" thick.
10. Walls clad in board and batten shall have vertical battens spaced at a maximum of two feet on center.
11. Outbuilding and garage walls shall be detailed in a manner similar to the principal building. Garage doors may be painted in a darker trim color to reduce their visual impact.
12. Trim shall be required where there is a change in material or a change in plane, except at masonry walls and where siding or shingles are mitered at outside corners, which is permitted.
13. Wood trim shall be smooth and 2x4 or 2x6 at corners and openings or similar. Where appropriate, wood trim at building corners may take the form of pilasters. All wood trim shall be a minimum of 1 1/4" thick. Pencil molding at corner boards is permitted. Where ends of wood trim boards meet to form a continuous trim element, a scarf joint shall be used. Where ends of wood trim boards meet at an angle (other than 180 degrees), a miter or butt joint shall be used. All joints should be caulked.
14. Arches, piers, and posts shall be sized to visually support the weight above.
15. Wall material changes at outside corners are prohibited. Vertical joints between different materials may occur only at inside corners. Materials that appear heavier shall be below those that appear lighter.

Section 6.3: Architectural — Doors & Windows

A. Introduction & Applicability

The following materials, configuration, and techniques help ensure building architecture is designed for optimized functionality within the local region and climate.

B. Materials

1. Residential doors and garage doors shall be wood, steel clad or composite and may have glass.
2. Storefront door and window frames shall be rot resistant

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wood, bronze, stainless or other rustproof metal. Rectangular section aluminum storefront frames are prohibited; other sections may be permitted subject to approval. Frameless glass doors and butt-jointed glazing are permitted.

3. Storefront windows should not be tinted so as to obscure the display of merchandise to persons on the sidewalk.
4. Door hardware shall be bright brass (lacquered finish not recommended), brushed chrome, brushed aluminum, stainless steel or oiled bronze finish.
5. Sliding glass doors shall be permitted only on rear and side yards and prohibited along the building frontage.
6. Screen doors shall be wood or composite. Screen windows shall be wood, composite, or aluminum. Screen shall be dark gray fiberglass, aluminum, copper or bronze.
7. Shutters shall be a rot resistant wood (e.g., cedar, redwood and mahogany) or composite.

C. Configuration & Techniques

1. Doors shall be full glass, panels, or glass and panels. Panels in rectangular doors shall be rectangular.
2. Panels shall be recessed or raised. A pair of French doors shall be no wider than 75% of their height. Flush doors are prohibited.
3. Garage doors shall be sectional overhead, panel overhead, side-hinged, or, wood sliders, and, no wider than 12 feet.
4. Individual door, window and porch openings, when rectangular, shall be square or of vertical proportion not less than 1 to 1.5.
5. Window types shall be casement, awning, hopper, double-hung or triple-hung.
6. Muntins, if any, shall divide single-pane glass into true divided lights, or, if double- or triple pane or monolithic impact glass (preferred), muntins may simulate divided lights by being placed on both inside and outside surfaces with spacer bars placed between the panes. Muntins shall not be rectangular in section. Fake muntins, such as snap-in muntins, field glued-on muntins and grills between the glass panes are prohibited.
7. Bay windows shall have a minimum of three sides each with windows and shall either extend to the ground or be

supported by visible brackets of a size sufficient to support the load above.

8. Screen doors shall be rectangular panels, free of decorative trim and shall be the color of the door or the trim. Screen windows shall cover the entire window and shall be the color of the window trim.
9. Shutters shall shut and shall have hinges, tie backs and a latch. Paired shutters shall be half the width of the sash they cover. A single shutter shall match the width of the sash it covers.
10. Three types of shutters are permitted: flat board shutters, paneled shutters (most common at the street level), and louvered shutters. Curved-top shutters may be either bow spring arched or full Roman arches according to the shape of the window and may be board, paneled or louvered.
11. Casing at doors and windows should be at least 3½". Head casing shall be equal to or wider than jamb casing and may have a drip cap and/or flashing.
12. Sills are required and shall be a minimum of 1¼" thick and shall project from the face of the wall and should have a drip edge.

Section 6.4: Architectural — Porches & Balconies

A. Introduction

The following materials, configuration, and techniques help ensure building architecture is designed for optimized functionality within the local region and climate.

B. Materials

1. Columns shall be wood, stone, fiberglass, or approved composites. Extruded aluminum is prohibited. Classical columns shall be built to classical proportions. All round columns shall have entasis.
2. Arcades and porches in the Core Zone shall be wood, composite, metal and/or masonry.
3. Posts and porch beams shall be wood, composite, stone, or smooth stucco.
4. Porch floors and ceilings shall be rot-resistant wood (e.g., pressure-treated pine, ipe or teak), composite, or concrete.
5. Balconies shall be rot-resistant wood, composite, masonry, or metal.
6. Railings shall be rot-resistant wood, composite, masonry, or metal.

C. Configuration & Techniques

1. Porches, except required porches, may be enclosed.
2. Railings shall have both top and bottom rails with the bottom rail clearing the floor except at screen porches where the

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bottom rail clearing the floor except at screen porches where the bottom rail may rest on the floor. The maximum span of a railing is 8'. Balusters shall be centered (in section) on the rails and spaced at no more than 4" clear opening.

3. Balconies of wood over 3' in depth shall be visually supported by brackets. No portion of a balcony shall extend beyond a property line.
4. Column bases shall never protrude beyond the edge of the porch flooring. The outer edge of the base shall align with the face of the pier or foundation below. Interior columns center over piers, but corner columns slide near the outside corner of piers so that column base and outside face of pier align.
5. Large square columns of wood wider than 12" shall be built of frames and panels unless they are classically correct manufactured columns.
6. Built-up beam faces and bottoms shall have their seams on the underside of the beam.
7. Stair stringers shall be notched to receive the tread (rather than the treads being placed between them).

Section 6.5: Architectural — Roofs

A. Introduction

The following materials, configuration, and techniques help ensure building architecture is designed for optimized functionality within the local region and climate.

B. Materials

1. Roof structure shall be wood in the Edge and Center zones. Exposed wood rafters or rafter tails are required for all wooden roof structures and shall be pressure-treated pine or other rot-resistant wood.
2. Roof cladding may be either:
 - a. Metal shingle, corrugated metal sheet, 5 V-crimp metal sheet, or standing-seam metal sheet. Metal roofing panels shall be flat between the primary ribs with no striations, pencil ribs or stiffener ribs. Silver/gray and gray/green paint are acceptable, even encouraged, as a means to increase the lifespan of a roof. Aluminum roofs with a galvanized finish are permitted where the underside is not exposed, or if exposed, has the same finish as the top. Architectural shingles are also permitted.
 - b. Wood shakes of cedar, redwood, cypress or pressure-treated pine finished to prevent rot all of which shall age to a tin-roof, silver-gray color.
3. Gutters and downspouts shall be copper (unfinished, left to age naturally), galvanized steel (which may be painted to match the color of the building), galvanized steel with an aluminum alloy finish or aluminum with a galvanized finish.

C. Configuration & Techniques

1. Roofs shall be simple gables or hips symmetrical about their peaks within the Edge zones. Parapet roofs are permitted in the Center and Core zones.
2. Roof slopes of the principal structure shall be no less than 4 in 12, except where flat. The roof slope of porches and ancillary structures shall be no less than 3 in 12.
3. Shed roofs (monopitches) are prohibited unless the top of slope is attached to a principal roof or vertical wall.
4. Overlapping gables shall only be used when the smaller gable is part of a balcony, porch, or entrance.
5. Widow's or captain's walks are permitted when accessible and enclosed by a continuous balustrade or parapet. Any portion of the rail or parapet above the allowed roof height is considered a tower, thus limited to 200 square feet.
6. Rafters shall be 2x6 minimum with exposed rafter tails. Rafters shall overhang a minimum of 18". Overhangs are not required within the Center and Core zones.
7. Purlins, if any, shall be 2x2 or 2x4.
8. Skylights shall be flat and shall not face frontages unless used for access to a flat roof and hidden from view from street level.
9. Roof penetrations (vents, flues, etc.) and equipment shall be placed where they are not easily visible from nearby frontages. All roof penetrations shall match the color of the roof.
10. Overhanging eaves shall be exposed.
11. Gutters, if exposed, shall be half-round. Downspouts are encourage to be round.

Article 6 Florida Vernacular Requirements

Section 6.6: Architectural Patterns

A. Introduction

The following architectural styles are required in all Towns, Villages, and Hamlets. Any additional types require approval through the Planning & Zoning Board.

B. Florida Vernacular

1. The Florida Vernacular style is an adaptation of the regional style known for its practical details and construction. This style is the best suited for our warm sub-tropic climate with its broad overhangs and deep porches allowing for shade and accepting of slight breezes. The typical condition for an Groveland Florida Vernacular will be a street facing gable end no more than 30 feet wide with a front porch extending across the front façade. Other less common versions will be a side gable main body no more than 40 feet wide with a full façade front porch that may be one or two story in height, or an asymmetrical form where a porch terminates into a street facing gable end protruding from the main body. All of these main body forms are defined by the following details that are specific to Florida Vernacular.
2. Features include:
 - a. Simple rectangular volumes are combined to create a main body and side wings.
 - b. Roofs are simple gables and hips with pitches ranging from 2:12 or porches to 6:12 through 10:12 pitch for main body and wings.
 - c. The eave is simply detailed. Most have no fascia with plumb or square cut rafter tails. Other eaves will still have exposed rafters with a simple plumb or square fascia.
 - d. Porches and entries are detailed to the same level as the main body. Porch foundations, square columns, simple railings, eaves, and ceiling treatment are all elements that define the style.
 - e. Windows are double hung and are vertical in proportion. Typical windows have muntin patterns of 3 over 1. Other options include 2 over 1, and 1 over 1 (no mutins).
 - f. Fascias, if any, shall not completely cover rafter tails.

Figure FV2 Florida Vernacular Examples



Article 6 Florida Vernacular Requirements

C. Spanish Colonial

1. As the popularity of the Colonial Revival style increased during the early part of the century, the Spanish Colonial style became an attractive alternative in Florida. Central Florida has many examples of this robust style ranging from small bungalows to lakefront estates. In some cases, the buildings would utilize elements from Mission and more formal European (Mediterranean) styles establishing architecture unique to our area.
2. Features include:
 - a. Simple symmetrical rectangular volumes and asymmetrical vertical volumes are typical of the Spanish Colonial style. Spanish Colonial homes either have a large mass for a main body with loggias integral with the mass or have narrow volumes forming an asymmetrical composition.
 - b. Roofs are low pitch (4:12 to 5:12), clay barrel tile in natural tones of red, orange, and brown. Gables, when used, do not span more than 16'-0" in width. Wider volumes utilize hip roofs.
 - c. Very little or no eaves are utilized and the gable end consists only of one barrel tile on edge. Exceptions are open rafter tails with 1'-4" to 2'-0" overhang.
 - d. Porches or Loggias can be incorporated with an entry or almost anywhere a view may be taken of an outside place of interest. Loggias are additive elements as well as being integral with the home. Most examples utilize classical columns (Doric, Ionic, and Corinthian) with full arches.
 - e. Windows are a crucial element in these homes. A minimum 3" recess from face of stucco to window frame is required to show the mass of this minimally detailed facade. Casement windows are used in the Spanish Colonial style home.

Figure FV3 Spanish Colonial Examples



Article 6 Florida Vernacular Requirements

D. Colonial Revival

1. Colonial Revival is one of the most predominant styles in Central Florida. The strong presence of the Colonial Revival home is defined by the homes main body symmetrical façade, a well detailed entry portico or full façade porch, and side wings that buttress the main body of the home. The typical condition for a Groveland Colonial Revival will be a street facing gable end no more than 30 feet wide with a front porch extending across the front façade. Other less common versions will be a side gable main body no more than 42 feet wide with an entry portico or full façade front porch that may be one or two story in height, or an asymmetrical form where a porch terminates into a street facing gable end protruding from the main body.
2. Features include:
 - a. Simple rectangular volumes are combined to create a main body and side wings.
 - b. Roofs are simple gables and hips with pitches ranging from 2:12 for porches to 6:12 through 10:12 pitch for main body and wings.
 - c. The eave or cornice is finished with elements such as a frieze, bedmold at the intersection of the frieze and soffit, and fascia with crown molding.
 - d. Porches and entries are detailed to the same level or at a higher level than the main body. Porch foundations, columns, railings, eaves, and ceiling treatment are all elements that define the style.
 - e. Windows are double hung and are vertical in proportion. Typical windows have muntin patterns of 6 over 1. Other options include 3 and 4 over 1.

Figure FV4 Colonial Revival Examples



Article 6 Florida Vernacular Requirements

E. Craftsman

1. The Craftsman style's finish framing, unique massing, and colorful palette provide diversity and character. A typical condition for a Groveland Craftsman home will be a foursquare home where the front facade width and depth are proportional. The square volume of the main body may be capped with a simple hip roof, dormer windows, gable, or a four sided gable. A front porch with tapered or rectangular columns that extend across the front façade. Other versions will be a bungalow with a full façade front porch that is incorporated with the main body roof. All of these forms are defined by the following details that are specific to Craftsman style.
2. Features include:
 - a. Simple square and rectangular volumes are combined to create a main body and side wings.
 - b. Roofs are simple gables and hips with pitches ranging from 2:12 for porches to 6:12 through 9:12 pitch for main body and wings.
 - c. The eave is simply detailed. Most have no fascia with plumb or square cut rafter tails. Other eaves will still have exposed rafters with a simple plumb or square fascia.
 - d. Porches and entries are detailed to the same level as the main body. Porch foundations, square columns, tapered columns with tall column bases, unique railings, eaves, and ceiling treatment are all elements that define the style.
 - e. Windows are double hung and are vertical in proportion. Typical windows have muntin patterns of 3 over 1. Other options include 2 over 1, and 1 over 1 (No mutins).
 - f. Fascias, if any, shall not completely cover rafter tails.

Figure FV5 Craftsman Examples



Article 6 Florida Vernacular Requirements

F. Folk Victorian

1. In Central Florida the Folk Victorian style is a refinement of the Florida Vernacular style. This style utilizes the same massing and forms as Florida Vernacular with additional detail and or ornamentation. The typical condition for a Groveland Folk Victorian will be a street facing gable end no more than 30 feet wide with a front porch extending across the front façade. Other common version will be a side gable main body no more than 30 feet wide with a full façade front porch that may be one or two story in height, or an asymmetrical form where a porch terminates into a street facing gable end more than 18 feet wide protruding from the main body. All of these main body forms are defined by the following details that are specific to Folk Victorian.
 - a. Simple rectangular volumes are combined to create a main body and side wings.
 - b. Roofs are simple gables and hips with pitches ranging from 2:12 for porches to 8:12 through 14:12 pitch for main body and wings.
 - c. The eaves are either simply detailed with no fascia with plumb or square cut rafter tails or have a closed soffit with a frieze and modillions or brackets.
 - d. Porches and entries are detailed to the same level as the main body. Porch foundations, square or turned columns, simple or ornate railings, eaves, and ceiling treatment are all elements that define the style.
 - e. Windows are double hung and are vertical in proportion. Typical windows have muntin patterns of 3 over 1. Other options include 2 over 1, and 1 over 1 (no mutins).
 - f. Fascias, if any, shall not completely cover rafter tails.
2. Features include:

Figure FV6 Folk Victorian Examples



Article 6 Florida Vernacular Requirements

Figure FV2 Architectural Palette

The following images illustrate the City of Groveland's preferred architectural palette.



Article 6 Florida Vernacular Requirements

Section 6.7: Lighting

A. Introduction

In Groveland, everyone should be able to enjoy the night sky.

B. Materials

1. Exterior light fixtures shall be approved prior to installation.
2. Lights shall be lamped to produce minimum lumen levels consistent with safety and utility. Lighting is limited to 450 lumens per fixture, with a total of 3,375 lumens allowed per lot. Lights shall be Dark Sky compliant and shielded and directed downward to reduce light spillover to adjacent property.
3. Entries from streets or footpaths shall have at least one downward projecting “mushroom” light placed at the intersection of street and path, and, footpath and entry. These lights shall be controlled by a photocell (dusk to dawn).
4. Light spectrum for all exterior lighting shall have a correlated color temperature of no higher than 3,000 Kelvin (warm white).
5. Walls of residential buildings shall not be flooded or washed with light.

Section 6.8: Signage

A. Introduction

The following materials, configuration, and techniques help ensure building architecture is designed for optimized functionality within the local region and climate.

B. General

1. All signs require approval by the Community Development Director or designee.
2. The following are prohibited unless expressly permitted elsewhere: fluorescent or glowing paint; off-premises billboards; pylons; flashing, moving or intermittently illuminated signs or advertising devices; freestanding signs (except that way-finding identification as per municipal standard shall be permitted), signs or window graphics.
3. Signs shall not encroach the right of way.

C. Materials and Sign Types

1. Signs shall be wood, composite, metal, or PVC. Signs may be painted or have engraved gold leaf letters and symbols. Hand-painted or carved signs are encouraged. Digital laminated prints are allowed provided that the sign mounting board (substrate) shall match the shape and size of the laminated print with no substrate showing at the front of the sign.

2. **Board Signs** consist of painted or vinyl graphics on a signboard attached flush with wall, sized and placed in a manner complimentary to the building.
3. **Blade Signs** hung from an architectural element shall be centered on that element. Blade signs projecting from the wall may project a maximum of 5'. The top of the blade sign shall be between a minimum of 9' above the sidewalk. The blade sign shall be a maximum of 32" tall. Blade signs shall be no more than 4' wide. No blade sign shall exceed 12 square feet. In addition, brackets or other suspension device shall match the sign style and shall not be calculated as part of the allowable size of the sign.
4. **Vertical Signs** are permitted at corner buildings. They may project perpendicular from one side of the building or at a 45-degree angle to the corner. Vertical signs shall be mounted a minimum of 12' above the sidewalk, measured to the bottom of the sign. The top of the sign shall be a minimum of 3' below the top of the adjacent building wall. Vertical signs shall be a maximum of 4' wide, excluding mounting hardware, and shall project 8' or less from the building wall.
5. **Rooftop Signs** may be Band or Board Signs or simply letters affixed to an open armature mounted to or above a roof or roof element. Rooftop signs shall be a maximum of 1% of the buildings gross square footage. The maximum height shall be 10' and shall not exceed the height limitations of the applicable zoning district.
6. **Awning Signs** may show printed graphics on either on the flap of the awning or in the center of the body of the awning. Awnings shall be fabricated of canvas on metal frames. Awning signs shall be painted directly on canvas. Backlit awnings are prohibited. Signs that occupy the flap of the awning may fill the entire height and width of the flap up to a maximum flap height of 12".
7. **Painted Wall Signs** may occur on masonry wall surfaces and shall not be the primary sign of the business they represent. Size shall be a maximum of 100 square feet.
8. A **plaque sign** inscribed with the name of the architect and the date of completion, less than 2 feet square made of bronze, aluminum, concrete or stone may be permanently affixed to the building.
9. The height of any **window sign** is limited to one-third the height of the glass in the sash where the sign is installed, excluding muntins. The width of any window sign is limited to 90 percent of the width of the glass in the sash where the sign is installed.
10. **Window graphics** and site-specific art shall be limited to the ground floor, contain no more than 3 colors, and shall not cover more than 25% of a buildings ground floor windows.
11. **Parking directional signs** that are in addition to the tenant sign shall follow the requirement for other signage except that

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they may be 1.5 times the size and may be in addition to the tenant sign.

12. **Flag Banner Signs** are prohibited.
13. **Sandwich Board Signs** directed to pedestrians, may be temporarily placed outside a business while the business is operating. A five foot clear path for pedestrian movement shall not be impeded. The signs must be removed during inclement weather. Frame dimensions shall not exceed 25" wide by 45" tall.

D. Billboards

Billboards are prohibited.

BOARD SIGN



AWNING SIGN



WINDOW GRAPHICS SIGN



BLADE SIGN



PAINTED WALL SIGN



DIRECTIONAL SIGN



VERTICAL SIGN



PLAQUE SIGN



SANDWICH BOARD SIGN



ROOFTOP SIGN



WINDOW SIGN



Article 7 Glossary

A. Graphics

The graphics, tables, and text utilized throughout this code are regulatory. In case of a conflict, text shall control over tables and graphics and tables shall control graphics.

B. Defined Terms

The following terms shall have the following meanings.

ADT. The average daily motor vehicle trip volume of a thoroughfare.

Allocation. The allocation of Zoning Districts to ensure Community Types include a mix of uses, and a range of housing types at varying densities and intensities.

Alley. A narrow thoroughfare between and especially behind buildings and further described in Table S2.

Applicant. A developer or an authorized agent of a developer.

Balcony. An unglazed overhanging structure.

Billboard. A permanent sign supported by one or more poles affixed to the ground or building, attached to which is a sign area of at least 200 square feet in size.

Block. The aggregate of lots, passages, lanes, and Alleys bounded on all sides by streets.

Block Depth. A block measurement that is the horizontal distance between the front property line on a block face and the front property line of the parallel or approximately parallel block face.

Block Length. A block measurement that is the horizontal distance along the front property lines of the lots comprising the block.

Community Types. A regulatory tool used to address scale and character by serving as a framework for zoning districts, street and block definition, and Open Space. Refer to Article 3.

Complete Street. A street designed to enable safe mobility for all users, whether traveling in motor vehicles, on bicycles, public transportation, or as a pedestrian.

Dedication. The intentional appropriation of land by the owner to the county for public use and/or ownership.

Density. The number of dwelling units located in an area of land, usually denoted as units per acre.

Dwelling Unit. A building or portion thereof, designed or used exclusively for residential occupancy, but not including hotels, lodging houses, motels, or mobile homes.

Easement. A legal interest in land, granted by the owner to another person or entity, which allows for the use of all or a portion of the owner's land for such purposes as access or placement of utilities.

Expression Line. An architectural feature. A decorative, three dimensional, linear element, horizontal or vertical, protruding or

indented at least two inches from a facade utilized to delineate floors or stories of a building.

Facade. The exterior face of a building, including but not limited to the wall, windows, windowsills, doorways, and design elements such as expression lines. The front facade is any building face adjacent to the front property line.

Fixtures. The minimum requirements for canopy trees, benches, walking paths, and lighting for each Open Space Type.

Grade. The average level of the finished surface of the ground story adjacent to the exterior walls of a building.

Gross Floor Area. The sum of all areas of a building, including accessory storage areas, working spaces, or living spaces and any basement floor area used for retailing activities, the production or processing of goods, or business offices. It shall not include attic space having headroom of seven feet or less and balconies, off-street parking and loading areas, enclosed porches, roof decks, roof gardens, or basement floor area other than specified above.

Height. The height is the vertical distance between the finished floor elevation of a proposed building and its highest point, including appurtenances. Where a building's finished floor is 4 feet or more above the nearest streets curb elevation, height shall include anything above the aforementioned 4 feet.

Landscape Area. Area on a lot not dedicated to a structure, parking or loading facility, frontage buffer, side and rear buffer, or interior parking lot landscaping.

Live/Work Unit. A building consisting of a commercial and/or office component and residential component occupied by the same resident.

Lot. A parcel of land occupied or intended for occupancy by a use permitted in this article.

Lot, Corner. A parcel of land abutting at least two vehicular rights of-way, excluding an Alley, at their intersection.

Lot Coverage. The percentage of a lot developed with principal or accessory structures and impervious surfaces, such as driveways, sidewalks, and patios.

Lot, Flag. A parcel of land having its only access to the adjacent vehicular right-of-way, excluding an Alley, through a narrow strip of land.

Lot, Interior. A parcel of land abutting a vehicular Right-of-way, excluding an Alley, along one (1) Property Line; surrounded by Lots along the remaining Property Lines.

Lot, Through. Also referred to as a double frontage lot. An interior lot having frontage on two approximately parallel vehicular rights of-way, excluding an Alley.

Lot Area. The computed area contained within the property lines; it is typically denoted in square feet or acres.

Article 7 Glossary

Lot Depth. The distance measured from the midpoint of the front line to the midpoint of the opposite rear line of the lot. Refer to Figure (D1) Lots.

Lot Width. The horizontal distance between the Side Property Lines, measured at the Front Property Lines.

Maximum Coverage, Open Space. The maximum amount of impervious coverage is provided per Open Space Type and includes, but is not limited to, parking facilities, driveways, sidewalks, paths, and structures as permitted.

Maximum Percentage of Open Water Body. The maximum amount of area within an Open Space Type that may be covered by an open water body, including, but not limited to, ponds, and lakes.

Nonconformance. A structure, use, lot, or site characteristic that was legally constructed, platted or operated prior to the effective date of or Amendment to this code, but which Amendment to this code would prohibit.

Occupancy. The portion of a building or premises owned, leased, rented, or otherwise occupied for a given use.

Open Space Type. The permitted and regulated types of Open Spaces in this code.

Open Water. A pond, lake, reservoir, or other water feature with the water surface fully exposed.

Outbuilding. Roofed accessory structure(s) located within the designated portion of the yard.

Parking. An open area intended for the parking of vehicles.

Passageway. A pathway designed for use by pedestrians; it can be located mid-block allowing pedestrian movement from one street to another without traveling along the block's perimeter.

Pervious Surface. Also referred to as pervious material. A material or surface that allows for the absorption of water into the ground or plant material, such as permeable pavers or a vegetated roof.

Plat. A map, drawing, or delineated representation of the division or subdivision of lands, being a complete and exact representation of the division or subdivision and other information in compliance with the requirements of all applicable provisions of any applicable ordinance and Part I, article 177, Florida Statutes.

Porch. An unglazed roofed structure.

Primary Street. A street designated on the Regulating Plan that receives priority over other streets in terms of setting front property lines and locating building entrances.

Principal Use or Structure. Also referred to as the principal building. A building that contains the dominant use of the lot. It is typically located toward the front of the lot.

Property Line. Also referred to as lot line. A boundary line of a parcel of land or lot.

Property Line, Rear. The boundary of a lot that is approximately parallel to the front property line; this line separates lots from one another or separates a lot from an Alley.

Property Line, Side. The boundary of a lot that is approximately perpendicular to the front and rear property lines; it is not adjacent to the public right-of-way.

Right-of-way (ROW). A strip of land acquired by the state, county or any municipality by reservation, dedication, forced dedication, prescription, or condemnation, and intended to be occupied or occupied by a road, crosswalk, sidewalk, bike path, electric transmission lines, oil or gas pipeline, water pipeline, sanitary sewer, stormwater, or other similar uses.

Scale. The relative size of a building, street, sign, or other element of the built environment.

Setback. The horizontal distance from a property line inward, beyond which a structure may be placed. Structures or other impervious surfaces are not permitted within a setback, unless specifically permitted in this code (e.g. sidewalks).

Size, Open Space. The minimum and maximum acreage of the Open Space Type is measured within the parcel lines of the property.

Story. A habitable level within a building measured from finished floor to finished floor.

Story, Ground. Also referred to as ground floor. The first floor of a building that is level to or elevated above the finished grade on the frontage, excluding basements or cellars.

Story, Half. A story either in the base of the building, partially below grade and partially above grade, or a story fully within the roof structure with transparency facing the street.

Story, Upper. Also referred to as upper floor. The floors located above the ground story of a building.

Street Face. The facade of a building that faces a right-of way.

Street Frontage. Minimum percentage of vehicular right-of-way frontage required. The minimum percentage of the Open Space perimeter, as measured along the outer parcel line, that shall be located directly adjacent to a vehicular right-of-way, excluding Alley frontage. This requirement provides access and visibility to the Open Space.

Structure, Principal. Also referred to as the principal building. A building that contains the dominant use of the Lot. It is typically located toward the front of the Lot in the front Build-to Zone or behind the Front Yard Setback.

Swale. A low lying, naturally planted area with gradual slopes that facilitate the transport, absorption, and/or filtration of stormwater.

Thoroughfare Type. The permitted and regulated types of streets in this code. Refer to the Thoroughfare Types section for more information and a list of the permitted Thoroughfare Types.

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Transect. A cross-section or cutaway showing a continuum of human habitats ranging from conservation lands to a comparatively intense city core.

Transect Zone. A description of the existing or intended characteristics of a zone within the transect so that land uses and thoroughfares are consistent and contribute to the context.

Tree Canopy. The uppermost area of spreading branches and leaves of a tree.

Use. Also referred to as land use. A purpose or activity that may occur within a building or a lot.

Water Body. A body of water, such as a river, pond, or lake that may be man-made or naturally occurring.

Width, Open Space. The minimum width of the Open Space Type.

Zoning District. A designation given to each lot within the jurisdiction that dictates the standards for development on that lot.



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